

FIRST NEIGHBORHOOD PROPERTY OWNERS ASSOCIATION

The First Neighborhood News is published by the First Neighborhood Property Owners Association 31830 Village Center Rd., Westlake Village, CA 91361 (818) 889-0632

Vol. LIV No. 9 September 2026

Homeowners Meeting

The Board of Directors meets the second Thursday of each month. The next meeting is scheduled for Thursday, September 10th at 6:00 pm. The meeting will be held in the Community Center. All homeowners are invited to attend.

LVMWD Pure Water Project

Work is scheduled to start on August 31 on Agoura Road. The work will take longer than originally projected in part due to the accommodation of one lane access going west on Agoura Road. Please sign up for notifications and information on the LVMWD website below:

Project Website: www.ourpureh2o.com/

Project Helpline: (818) 245-4440

Project Email: ourpureh20@lvmwd.gov

Once this portion of the project is completed, our neighborhood will not be directly affected again until the end of 2027 when work begins on Lindero Canyon Road.

Welcome Neighbors

These new residents have recently moved into our First Neighborhood, and we welcome them. As new residents and members of the First Neighborhood Property Owners Association, you should call the Community Center office (818) 889-0632 if you have any questions regarding your new home or neighborhood.

31923 Watergate Court

Please call the office to obtain the code for the gate at Freedom Square. You must be a First Neighborhood resident and will be asked to identify yourself.



Beautiful Home, 4510 Guildhall Court

Holiday Lights and Decoration Rules Reminder

The First Neighborhood Rules Regulations page 7. #9 States- Holiday lighting and similar such decorations must not be put up more than 30 days in advance and must be removed within two weeks after the conclusion of said Holiday. You must wait for each holiday. Do not remove from one holiday and then put up decorations for the next holiday right after. Residents please be mindful and follow these rules.

Greenbelt News

We have lived in First Neighborhood for many years, and fortunately for us, we live in a home that provides a splendid view of the Greenbelt from our bedroom window. So, every morning we wake up, open our blinds and there is the Greenbelt stretching out in front of us.

In the fall we are treated to the autumn show as the leaves turn colors as if painted by an artist and the kids begin their year-long trudge to school. Then winter comes and the Greenbelt hunkers down for wind and rain. Spring is delightful as the trees leaf out and the grass turns green. Summer is the time for the early morning and late afternoon dog walkers, as people do their best to avoid the heat of the day.

Each season fills us with a sense of wonderment at how the First Neighborhood Greenbelt dresses up for the occasion and reminds us how lucky we are to live here.

Time to Clean Your Gutters

As we start the fall season, it is a great time to clean and inspect your roof gutters. The leaves will soon fall and clog your gutters. The debris accumulation increases your risk of a fire if a burning ember were to land. Gutter guards are a great way to keep debris from accumulating; however, you still need to inspect and test.

Before the rainy season starts, make sure the water is flowing well and being directed away from your house. If you are considering adding or replacing rain gutters, experts say metal is the best choice. Metal will prevent fire and will stay attached to the home. Plastic/vinyl gutters are known to fall away from the home.

Trash Can Reminder

Trash containers must be placed on the street no earlier than 5:00 p.m. on the evening prior to collection and should be removed from view of the street no later than 12:00 midnight on the day of collection. Trash containers must be placed on the street against the curb as required by the trash vendor. Thank You!

The Sheriff's Department Community Tips

TAKE CRIME PREVENTION TO WORK

When you go to work, don't leave your crime prevention sense at home. Almost any crime that can happen at home or in your neighborhood can happen in the workplace. But common-sense prevention skills can help make life "at work" safer for all.

HELP PREVENT OFFICE THEFT AND OTHER CRIMES

- Keep your purse, wallet, keys, or other valuable items with you at all times or locked in a drawer or closet.
- Check the identity of any strangers who are in your office – ask whom they are visiting and if you can help them find that person. If this makes you uncomfortable, inform security or management about your suspicions.
- Always let someone know where you'll be – whether it's coming in late, working late, going to the photocopier or mail room, going out to lunch or a meeting.
- If you bring personal items to work, such as a coffee pot, a radio, or a calculator, mark them with your name or initials and an identification number.
- Report any broken or flickering lights, dimly lit corridors, doors that don't lock properly, or broken windows. Don't wait for someone else to do it.
- Be discreet. Don't advertise your social life or vacation plans and those of your co-workers to people visiting or calling your place of work.

TAKE A LOOK AT COMMON TROUBLE SPOTS

- Reception area – Is the receptionist equipped with a panic button for emergencies, a camera with a monitor at another employee's desk, and a lock on the front door that can be controlled?
- Stairwells and out-of-the-way corridors – Don't use stairs alone. Talk to the building manager about improving poorly lit corridors and stairways.

Community Center Calendar of Events September/October 2026

SEPTEMBER

Saturday	5	Party	9:00 a.m.
Thursday	10	First Neighborhood Board Meeting/Arch. POA	6:00 p.m.
Saturday	12	Party	9:00 a.m.
Saturday	19	Party	9:00 a.m.
Saturday	26	Party	9:00 a.m.
Saturday	27	Party	9:00 a.m.

OCTOBER

Saturday	3	Party	9:00 a.m.
Thursday	8	First Neighborhood Board Meeting/ Architectural POA	6:00 p.m.
Saturday	10	Party	9:00 a.m.
Saturday	17	Party	9:00 a.m.
Saturday	24	Party	9:00 a.m.

- Elevators – Don't get into elevators with people who look out of place or behave in a strange or threatening manner. If you find yourself in an elevator with someone who makes you nervous, get off as soon as possible.
- Restrooms – Attackers can hide in stalls and corners. Make sure restrooms are locked and only employees have keys. Be extra cautious when using restrooms that are isolated or poorly lit.
- After hours – Don't work late alone. Create a buddy system for walking to parking lots or public transportation or ask security to escort you.
- Parking lots or garages – Choose a well-lit, well-guarded parking garage. Always lock your car and roll the windows up all the way. If you notice any strangers hanging around the parking lot, notify security or the police. When you approach your car, have your keys ready. Check the floor and front and back seats before getting in. Lock your car as soon as you get in – before you buckle your seat belts.

WHAT ABOUT VIOLENCE IN THE WORKPLACE?

Violence in the workplace takes many forms, raised voices and profanity or sexual harassment to robbery or homicide. While homicide in the workplace is rising, 75 percent of work-related homicides are committed by unknown assailants while committing a robbery or other crimes. Despite media hype, the attacker usually

isn't a disgruntled co-worker. To assess a workplace's vulnerability to violence, ask yourself these questions.

- Is your office secure? Do you have easy-to-use phone systems with emergency buttons, sign-in policies for visitors, panic buttons, safe rooms, security guards, office access controls, good lighting, and safety training?
- Does your employer take care in hiring and firing? Before hiring, are employment gaps, history, references, and criminal and educational records thoroughly examined? Are termination procedures defined clearly with attention to advance notice, severance pay, and placement services?
- Could you recognize potentially violent employees? Signs of stress that could erupt into violence include: depression, frequent absences, talking in a louder-than-normal voice, being startled easily, increased irritability and impatience, and concentration and memory problems.
- Are you encouraged to report unusual or worrisome behavior? Is there a clear, written policy that spells out procedures in cases of violence and sanctions for violators? Make sure you know to whom you should report unusual behaviors.
- Do you work in a supportive, harmonious environment? Is there a culture of mutual respect? Does your employer provide an employee assistance program (EAP)?

Westlake Village Places of Worship



St. Jude's Catholic Church (818) 889-1279
Fr. Jim Stehly
32032 Lindero Canyon Rd. - Westlake Village, 91361

St. Paul Lutheran Church,
MO Synod (818) 889-1620
Matthew Nolte, Pastor
30600 Thousand Oaks Blvd. - Agoura, 91301

Temple Adat Elohim..... (805) 497-7101
Rabbi Barry Diamond
2420 E. Hillcrest Dr. - Thousand Oaks, 91362

The Church of the Epiphany (818) 991-4797
(Episcopal)
Rev. Melissa McCarthy
5450 Churchwood Dr. - Oak Park, 91377

The Calvary Community Church (818) 991-8040
Shawn Thornton, Pastor
5495 Via Rocas - Westlake Village, 91362

Conejo Valley
Congregational Church (805) 381-0484
Dave Clack, Pastor
750 Erbes Road - Thousand Oaks, 91362

Westminster Presbyterian Church... (818) 889-1491
Rev. David Rohde, Pastor
32111 Watergate Road - Westlake Village, 91361

United Methodist Church
of Westlake Village (805) 497-7884
Rev. Darren Cowdrey, Pastor
1049 Westlake Blvd. - Westlake Village, 91361

Church of Jesus Christ of
Latter-Day Saints..... (818) 991-2550
La Venta at Watergate - Westlake Village, 91361

First Church of Christ, Scientist (805) 495-3203
305 Conejo School Road - Thousand Oaks, 91362

New Hope Lutheran Church..... (818) 889-8700
Craig Beeker, Pastor
29295 Agoura Road - Agoura Hills, 91301

Temple Etz Chaim..... (805) 497-6891
Rabbi Ari Averbach
1080 Janss Road - Thousand Oaks, 91362

REFERENCE INFORMATION FOR HOMEOWNERS First Neighborhood Property Owners Association

Homeowners and Architectural meetings are held the second Thursday of each month at 6pm at the Community Center. Your attendance is most welcome at all regular meetings. The Architectural Committee requests your applications for review and approval of all exterior modifications to your home or landscaping (reroofing, tree removal, etc.) Newsletter deadline is the third Monday of each month. Please submit information in person, by phone or mail to the Community Center.

For Emergencies Or Problems:

Police (Sheriff)	911 (Emergency) or 818-878-1808; 818-991-0522 (fax)
Fire/paramedics	911 (Emergency) or 818-889-1122; 818-889-1626 (business)
Animal Control	818-991-0071
Gas Leaks	1-800-427-2200
Electrical Power Loss	1-800-611-1911
Broken Water Main	818-251-2100 (Las Virgenes Water Dist.)
Telephone Repair	611
Las Virgenes Water Dist.	818-251-2100
Vector Control Rodents	626-430-5450
Mosquitoes	310-915-7370

For General Information:

Community Center Office	818-889-0632 (8:30 - 12:30 pm, Mon.-Fri.)
Manager - The Emmons Company	805-413-1170 (8:30 am - 5:30 pm, Mon.-Fri.)
City Hall	818-706-1613
Health Dept.	818-880-3409
LA County Health & Human Service Program	211

To Report Common Area Problems:

Continuously Running Sprinklers:	
On City Property (Cul-de-Sacs, Medians, Park)	818-706-1613 (9 am - 5 pm, Mon.-Fri.)
On First Neighborhood Property (Greenbelts Only)	818-889-0632 (8:30 am-12:30 pm, Mon.-Fri.)
Lights Out On Greenbelt:	Customer Service 1-800-655-4555
Community Center Alarm:	Aid Alert Security 818-991-6002

Board of Directors:

President – Tish Matthews
Vice President – Richard Shin
Treasurer – Scott Perrotty
Secretary – James Struyk
Member-at-Large – Tony D'Amore

Architectural Committee:

Bill Amador
Jill Richman
Elisa Hirsch
Jeb Adams
Drew Maness

Safety Committee:

Scott Perrotty, Chairman, 818-519-1988
Arlene Kovalivker
Jill Marder-Meyer
Donna Bruhn
Deborah Madden

Greenbelt Committee:

Robin Hirsch, Chairman, 818-822-7091
Bruce Gruver
Allisyn Cashdan
Caroline Raser
Gina Bradley

Notes



Sunset Magazine September Checklist

Plant

Plant drought-resistant bulbs, including baboon flower (Babiana), chasmanthe (C. aethiopica), ixia, and spring star flower (Ipheion uniflorum). Also plant Tazetta hybrid narcissus, such as paper whites and yellow "Grand d'Or". Sow seeds and beets, carrots, fava beans, mesclun, mustard greens, radishes, spinach, sugar snap peas, and turnips. Plant seedlings of broccoli, brussels sprouts, cauliflower, celery, kale, and lettuce.

Plant low-growing cool-season flowers, including dwarf snap dragons, nemesia, pansy, or primrose over bulbs. The bulbs will grow up through them, and the ground will be ornamental while you wait.

Now through October, replace water-guzzling plants with drought-resistant alternatives, including Geraldton waxflower (Chamelaucium uncinatum), a pink or white flowered shrub; lions tail an orange flowered perennial; and climbers such as Hardenbergia "Happy Wanderer". Wait until November to plant groundcover and natives.

For armloads of blossoms by the holidays, plant seeds of day length-neutral sweet peas, such as "Winter Elegance", during the first two weeks of the month. Day length-neutral plants do not initiate flowering based on the length of day or night. Wait until March to plant English varieties of sweet peas. They're more fragrant than winter varieties but won't bloom until May.



Harvest

If you haven't eaten all your "Valencia" oranges, you can continue picking them. They'll turn green again in fall in a process called "re-greening," but it won't affect flavor or sweetness. Clip off and discard any old, corky fruit that may have hung on for a year or two.

Protect

To prevent insect pests from overwintering in your garden, harvest summer vegetables and compost the remains before planting winter crops. Clean up debris, then till, amend, and irrigate the soil, letting it settle overnight. Plant the next day.

Approved Architectural Applications

Lot#246	3928 Trowbridge Court Roof
Lot#246	3928 Trowbridge Court Redo pool
Lot#571	4300 Hartfield Court Gates
Lot#571	4300 Hartfield Court Driveway
Lot#114	32029 Allenby Court Roof

Rental of First Neighborhood Community Center

Do you have a wedding or special party coming up this year? This is a reminder that as a First Neighborhood resident, you are entitled to rent the Community Center for your personal and social events and may reserve the facility one year prior to your event. If you would like to use the Center and would like more information, call Tami Zuccolillo at (818) 889-0632 or drop by the office Monday-Friday from 8:30 a.m. - 12:30 p.m. after hours you may leave a message on the answering machine and your call will be returned the following weekday.

SEPTEMBER

cool, crisp, air

BREEZY

OCTOBER

AUTUMN

NOVEMBER

HARVEST

Happy

thankful

FALL

y'all

falling, raking, jumping, joy

LEAVES

ACORNS

hayrides

pumpkins

thankful



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www.firstneighborhood.org

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DATED MATERIAL

Safety Committee News

Please remember to keep your dog(s) on leash when on the greenbelts and sidewalks. We see large groups of people and dogs that continue to stop in the middle of the sidewalks, and this becomes a challenge for others who are trying to pass. If congregating, please have your group step away from the pathway so others can easily and safely pass by.

Please follow the safety and security recommendations that LASD and our committee have emphasized over the past couple years, such as locking your doors and vehicles, leaving lights on at varied times and places, cameras, security systems and signage. Thefts from vehicles continue to be common in the Conejo Valley so please keep valuables and personal belongings out of sight if they are left in your vehicle.

Very importantly, we all need to be observant and look out for each other. When the temperature is hot, seeing someone or a group in thick clothing such as a hoodie is a potential red flag. If a vehicle or its occupants seem to be out of place, trust your instincts. If you see something of potential concern, say something by calling LASD at 818-878-1808, and know your location (street name, cross streets) when you are not at home. It is better to have LASD check something that is potentially suspicious, rather than having an incident occur when someone could have called.