



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. 8 August 2026

Homeowners Meeting

The Board of Directors meets the second Thursday of each month. There is no meeting scheduled for August. The next meeting is scheduled for Thursday, September 10, 2026 at 6:00 pm. The meeting will be held in the Community Center. All homeowners are invited to attend. All meeting notices and meeting agendas are posted on the bulletin board at the Community Center.

City News

In the next few months, you will see that all of the speed limits in the city will be reduced by 5 mph in most areas. Within our neighborhood, we will go from 30 mph to 25 mph. Lindero Canyon and Agoura Roads will be 40 mph and Lakeview Canyon will be 35 mph. Please stay aware and slow down in our hometown.

LVMWD/Pure Project

The water district will hold an information session at our Community Center on August 13 from 6:00 - 8:00 p.m. Please scan the QR link to RSVP. Of course, you may still attend if you did not RSVP. At this meeting they will let us know the schedule for the work that starts on Agoura Road.



Welcome New 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.

4551 Wolsey Court • 31982 Doverwood Court
31900 Watergate Court



Beautiful Home, 4425 Regents Court

Volunteers Needed for our 60th Anniversary Celebration!

Our community's 60th Anniversary is an exciting milestone, and we're looking for enthusiastic volunteers to help make this celebration a memorable event for everyone!

We're especially interested in volunteers who have experience coordinating large events, working with vendors, organizing activities, managing logistics or simply enjoy collaborating with others to bring an event to life. Whether you've planned parties on the large scale or simply for your own friends, we'd love to have your help.

If you'd like to be a part of planning this special celebration, please let us know. Together, we can create an event that honors our community's rich history and celebrates the wonderful people who make it such a great place to live.

If you are interested in being a volunteer, please contact Tami Zuccolillo at tzuccolillo@powerstonepm.com or at 818-889-0632.

Summer Camp News

"Hello First Neighborhood Families!

I cannot believe that summer is almost over! It has been so amazing to meet and see all the families, connect with campers, and work with an amazing team of staff here at FNDC. We've had 8 weeks of awesome field trips, days filled with fun and games, and memories that will last a lifetime!

As camp comes to a close, I would like to extend an invite to all registered families to come to our FNDC Talent show Friday, August 7th, from 5:00-6:30pm. You'll get to see all the amazing talent we have here at camp, watch our slideshow from the summer, and say goodbye to your favorite counselors!

It's been an amazing Summer getting to know the community and everything FNDC has to offer. Thank you for the opportunity to make such memorable summers for this amazing community. I hope everyone has a wonderful and enriching school year. See you next Summer!

-Luna

The Sheriff's Department Community Tips

Parents: ONLINE SAFETY TIPS

Talk with your children about the benefits and risks of internet and wireless phone use.

Ask your children what they do online, what games they play, and what web sites they visit. Make sure they aren't playing violent video games.

Go online with your children. Have them show you what they do online.

Make a list of any web sites you find that you think your children will enjoy, and share the list with them.

Make a list of any web sites you think are inappropriate, and tell your children not to visit them or purchase parental control software from a commercial vendor.

Agree with your children on rules about what they can and cannot do online, when they can go on the internet, and how long they can stay.

Keep the computer in a central area of the house where you can observe your child's behavior.

Agree to a contract for family cell phone use with your child.

Ask your children whom they visit online and whom they email or text.

Set limits on how many messages or how much money children can spend on their wireless use each month.

Tell your children never to give out personal information, such as their real names, school names, or their home or school address.

Community Center Calendar of Events August - September 2026

AUGUST

Friday	7	FNDC Event	5:00 p.m.
Saturday	8	Party	9:00 a.m.
Thursday	13	Pure Water Project Mtg	6:00 p.m.
Saturday	15	Park Event	7:00 p.m.
Sunday	16	Party	9:00 a.m.
Saturday	22	Party	9:00 a.m.
Saturday	29	Park Event	7:00 p.m.

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.



Tell your children never to harass anyone online.

Being bullied online or in a text message is serious; make sure your children know they can come to you for help if this happens to them.

Tell your children never to send a picture of someone to another person by email or text message without the prior permission of that person.

Make sure your children know that if anything online or in a text message

makes them feel uncomfortable, they can come to you and tell you about it.

Make sure your children know that if they feel uncomfortable with something they receive online or by text message, or that they are in trouble because of something that happened online, that they can come to you for help. Remember, your children may need help, and penalties such as removing the computer or restricting access to a wireless device can be counterproductive. If your children come to you, listen to them and don't judge them.

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



Minutes of the First Neighborhood Property Owners Association Board of Directors Meeting • June 11, 2026

The First Neighborhood Property Owners Association Board of Directors assembled and held its regular meeting on June 11, 2026, at the First Neighborhood Community Center located at 31830 Village Center Road, Westlake Village, CA 91361.

Call to Order

President Tish Matthews called the meeting to order at 6:04 p.m.

Board Members Present and Constituting a Quorum

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

Homeowners Present

No homeowners present

Homeowner Comments

None to report

Summer Camp Report

Kendra Valencia reported for the Summer Camp.

- Kendra Valencia presented to the board the June 2026 report and noted camp is sold out with a waitlist.
- Six refund requests were reviewed and discussed. The Board determined to approve five refund requests on condition that they are filled by those on the waitlist. For one refund request of \$35, the Board granted the request without condition.
- Kendra requested that management verify that a lifeguard will be present during the welcome camp BBQ on June 18th from 4:30pm-6:30pm.

Greenbelt Report

Robin Hirsch reviewed the Tom Foster Construction sidewalk proposal noting that there are 17 areas throughout the greenbelts that require attention and corrective action. A motion was made by Jim Struyk and seconded by Tony D'Amore to approve the proposal in the amount of \$19,648. The motion passed unanimously. Robin Hirsch noted that the work is usually undertaken in September after school is back in session to lessen the amount of activity on the greenbelts.

Safety Committee Report:

Scott Perrotty reported that there were two volunteers for the safety committee and he will be contacting them in the next week.

Architectural Committee

Bill Amador reported for the Architectural Committee.

- Bill Amador has been working with the programmer to fine tune areas for this upcoming year including offering historical data.
- Appoint Member: Richard Shin made a motion and Tony D'Amore seconded to appoint Janie McKay to the architectural committee. The motion passed unanimously.
- The Board briefly discussed ADU options for the community including potential future issues that could arise. Management will provide Bill Amador with some ADU Guidelines from other communities for reference and discussion.

Architectural Applications:

The following applications have been approved by the architectural committee.

LOT	ADDRESS	TYPE
337	1820 Langspur Ct.	Garage Doors
571	4300 Hartfield Ct.	Replace wood fence
465	31744 Dunraven Ct.	New Front Door

GUEST SPEAKER-Tom Miracle-Westlake Village Traffic Engineer

Tom Miracle attended the meeting to provide an update on several ongoing and upcoming city infrastructure projects and initiatives.

- The city is proposing a reduction in posted speed limits by 5 mph in designated areas. Additional information and discussion on the proposal will continue as the process moves forward.
- The Pure Water Project remains on schedule, with major activities expected to begin in August. Planned intersection work at Agoura Road and Lindero Canyon

Road are expected to begin soon. Construction is expected to take approximately 8 to 10 weeks to complete.

- The City Council has scheduled a workshop for June 24 to discuss the Pure Water Project updates and related planning matters.
- The fiber installation project is continuing to progress throughout the city. Work is expected to continue through July, with the goal of completing the project by the end of July.

Tom Miracle noted that these projects are intended to improve traffic safety, infrastructure reliability, and connectivity throughout the community. Additional updates will be provided as work progresses.

Approval of Minutes

- A motion was made by Jim Struyk and seconded by Tish Matthews to approve the May 14, 2026, General Session minutes as amended. The motion passed unanimously.
- A motion was made by Jim Struyk and seconded by Tish Matthews to approve the May 14, 2026 Executive Session minutes where legal correspondence was reviewed. The motion passed unanimously.

Management Report

Dana Moore reported on the management updates.

The City was contacted regarding two properties with outstanding compliance concerns and noted one property was not a city matter but should be reverted to the POA for compliance follow up. The second property with a significant wall extension is in need of additional follow up by management and the City for permitting and compliance.

Financial / Delinquency Report

- Scott Perrotty presented May 31, 2026 financials. Total cash on hand is \$659,879.59.
- Tish Matthews requested several items be changed to correctly reflect the budget.
- A motion was made by Scott Perrotty and seconded by Tish Matthews to approve the May financials. The motion passed unanimously.
- The Board reviewed the delinquency report. A motion was made by Scott Perrotty and seconded by Tish Matthews to send intent to lien notices to four owners and send one property to SBS Lien Services once their dues reach \$1800 or 12 months past due. The motion passed unanimously.

Old Business

- Welcome Letter and portal information:** The Board reviewed the revised welcome letter which included the portal information for any new owner. The Board approved the welcome letter with 1 additional change.

New Business

- 60th Anniversary Party Committee Formation:** The Board reviewed the 50th Anniversary party details and invitation and discussed options for the 2027 60th Party. The Board requested an article be placed in the July Newsletter requesting volunteers to form a committee to discuss details and provide to the Board for further review and discussion. A motion was made by Tish Matthews and seconded by Jim Struyk to form the 60th Anniversary Party Committee. The motion passed unanimously.

Correspondence

The Board received and reviewed an email from an owner requesting signage be placed in the greenbelt. The Board referred the matter to the Greenbelt committee.

Board Comments None

Community Center Applications

The Board reviewed applications for use of the Community Center. A refund of \$1250 was requested due to a death in the family and expenses for the event going to the funeral. A motion was made by Jim Struyk and seconded by Tish Matthews to approve the request. The motion passed unanimously.

Next Meeting

The next Board of Directors Meeting will be held on July 9, 2026, at 6:00pm. There being no further business and the meeting was adjourned at 9:03pm.

Tami Zuccolillo, Recording Secretary

Sunset Magazine August Checklist

Planting

Cool-Season Annuals. Start seeds of calendula, Iceland poppies, nemesia, pansies, phlox, snapdragons, stock, and sweet peas in flats. (This is often the only way to obtain tall stemmed varieties or a large quantity of a single color.) By October - prime planting month - the seedlings will be ready to transplant into the garden.

Final Summer Crops. Coastal inland and low-desert gardeners can sow a final crop of beans and corn. Coastal gardeners can also set out transplants of eggplant, peppers, squash, and tomatoes for a fall harvest.

South African Bulbs. Freesias, ixia, sparaxis, and other South African bulbs - the best bulbs for naturalizing in Southern California's low elevations - begin appearing in nurseries this month. Shop early for best selection and plant immediately.

Winter Crops. Coastal, inland, and high-desert gardeners can start germinating cool-season vegetable seeds in flats. The seedlings will be ready to transplant to the garden in 6 to 8 weeks. Candidates include broccoli, brussels sprouts, cabbage, cauliflower, chard, collards, kale, lettuce, Oriental greens, peas, and spinach. Direct seed beets, carrots, and turnips, or start seeds in peat pots and transfer plants to the garden, pots and all.

Maintenance

Protect Against Brushfires. Santa Ana winds and dead vegetation are an inflammatory combination. In fire-prone area, begin removing all dead limbs and



leaves from trees and shrubs, particularly those that grow near the house. Keep tall grasses and weeds cut down to stubble. Clear leaves from gutters, and remove woody vegetation growing against structures. For more information, contact your local fire department for literature on firescaping.

Groom Plants. Lightly trim plants that have grown tangy or leggy so they'll have time to put out new growth before winter. On perennials, watch for new basal growth; cut back spent flower stalks to just above this growth to shape plants. Renew Mulch. It insulates roots, helps retain soil moisture, discourages weeds, and enriches the soil when it decomposes. Apply ground bark or other material around plants through out the garden, forming a layer 3 to 4 inches deep. Keep it away from tree trunks and the crowns of plants.

Divide Bearded Irises. Dig up old, overgrown clumps of bearded irises, and divide the rhizomes with a sharp knife. Discard the woody centers. Trim the leaves of remaining rhizomes to 6 inches. Replant the divisions 1 to 2 feet apart.

Approved Architectural Applications

- #0268 3930 Middlegate Court
Roof, front gate and skylight
- #0459 31823 Dunraven Court
Tree Removal
- #0385 31935 Watergate Court
Retaining wall in rear yard
- #0571 4300 Hartfield Court
Patio cover
- #0674 4448 Regents Court
Roof
- #0564 4343 Abbington Court
Repair roof
- #0508 4230 Hartfield Court
New Windows
- #0322 31825 Tynebourne Court
Replace roof and gutters
- #0238 3921 Trowbridge Court
Install pavers and add walkway

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.



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www.firstneighborhood.org

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DATED MATERIAL

Greenbelt/Neighborhood News

Every year the question comes up in the summer of how much water is used to keep the Greenbelt green? Well, the good news is that many years ago, the water district came to us with a problem. They had too much reclaimed water and did not know what to do with it. They offered us an offer we could not refuse.

We could have access to reclaimed water to irrigate our Greenbelt at a much cheaper rate and they would refit our sprinklers with the proper sprayers to accommodate the water. The Board agreed and the pipes were laid.

Reclaimed water, while unsafe for drinking, is great for irrigation purposes. So, today our Greenbelts stay green even during droughts. Stay cool neighbors, it's hot out there. Please walk your dogs in the morning or evening and not during the heat of the day.

Pool Party Rule Reminder

All property owners are invited to bring guests to use the Community Center pool when the property owner is present. If the property owner is planning to bring more than a few guests or have a small party, prior approval is necessary from the Board of Directors by submission of the Community Center use application. If you have more than 10 guests, you will also need to submit a certificate of insurance to the office and hire an Association lifeguard. It should be noted, however, that the pool is always open for use by all residents.

Safety Committee News

We continue to hear about thefts from homes throughout the Conejo Valley. Please follow the safety and security recommendations that LASD and our committee have emphasized over the past couple years, such as locking your doors, leaving lights on at varied times and places, cameras, security systems and signage.

Very importantly, we all need to be observant and look out for each other. Given the heat of the summer, particularly the last couple weeks, 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.

Thank you and stay safe!