

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. 10 October 2026

Homeowners Meeting

The Board of Directors meets the second Thursday of each month. The next meeting is scheduled for Thursday, October 8th at 6:00 pm. The meeting will be held in the Community Center. All homeowners are invited to attend.

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.

32024 Allenby Court

LVWMD Pure Water Project

Please sign up for notifications and information on the LVMWD website www.ourpureh2o.com

Helpline: (818) 245-4440

Email: ourpureh20@lvmwd.gov

Rabid Bat

Our association was contacted by the Veterinary Public Health Program of Los Angeles County Department of Public Health. They advised that a bat infected with rabies was found on the sidewalk near a local business center.

Flyers with information on bats and what to do if you were to find a dead bat are posted on www.firstneighborhood.org and the bulletin board at the Community Center.

Additional information on bats and rabies can be found on the Veterinary Public Health website, including a map of Rabid Bats detected in 2026.

If you have any questions, please contact the website and phone numbers included on the flyers.



Beautiful Home, 4217 Crownfield 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.

First Neighborhood Day Camp Director

First Neighborhood Day Camp is seeking a qualified director to manage all operations of the business. Position requires a strong background working with kids, preferably in a camp environment, and demonstrated camp operations experience including hiring and managing a large staff. Ideal candidates will also be independent and responsible leaders with strong communication skills.

Position is full-time onsite for eight weeks during the summer, part-time offsite coordination from February through May, and post camp reporting and wrap-up. Please email resume and cover letter for immediate consideration to Tami Zuccolillo at tzuccolillo@powerstonepm.com.

Responsibilities include staffing, budgeting, communications with the Board and attending Board meetings, camper registration, planning and overseeing daily camp activities and field trips, and communication with parents.

Location: Westlake Village

Compensation: TBD

The Sheriff's Department Community Tips

Halloween Safety Pointers for Parents

Make sure your kids dress up safely

- Check that the costumes are flame retardant so the little ones aren't in danger near burning jack-o-lanterns and other fire hazards.
- Keep costumes short to prevent trips, falls, and other bumps in the night.
- Try make-up instead of a mask. Masks can be hot and uncomfortable and, more importantly, they can obstruct a child's vision – a dangerous thing when kids are crossing streets and going up and down steps.
- Make sure kids wear light colors or put reflective tape on their costumes.
- Trick-or-treaters always should be in groups so they aren't a tempting target for real life goblins. Parents should accompany young children.
- Try to get your kids to trick-or-treat while it's still light out. If it's dark, make sure someone has a flashlight and pick well lighted streets.



Make Trick-or-treating Trouble Free

- Make sure older kids trick-or-treat with friends. Together, map out a safe route so parents know where they'll be. Tell them to stop only at familiar homes where the outside lights are on.
- Make sure kids now not to enter strange houses or stranger's cars.

Treats

- Kids need to know not to eat their treats until they get home. One way to keep trick-or-treaters from digging in while they're out is to feed them a meal or a snack beforehand.

Community Center Calendar of Events October/November 2026

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.

NOVEMBER

Friday	6	Party	9:00 a.m.
Saturday	7	Party	9:00 a.m.
Tuesday	10	Party	9:00 a.m.
Wednesday	11	Party	9:00 a.m.
Thursday	12	First Neighborhood Board Meeting/ Architectural POA	6:00 p.m.
Sunday	22	Party	9:00 a.m.

- Check out all treats at home in a well-lighted place.
- What to eat? Only unopened candies and other treats that are in original wrappers. Don't forget to inspect fruit and homemade goodies for anything suspicious. By all means, remind kids not to eat everything at once or they'll be feeling pretty ghoulish for awhile.

Dressed Up and Dangerous

Halloween blood and gore are harmless stuff for the most part. But sometimes dressing up as a superhero, a swashbuckling pirate, or an alien from outer space – coupled with the excitement of Halloween – brings out aggressive behavior. Even fake knives, swords, guns, and other costume accessories can hurt people. If these objects are part of a child's costume, make sure they are made from cardboard or other flexible materials. Better yet, challenge kids to create costumes that don't need "weapons" to be scary and fun. Halloween can be a lot of fun for parents and kids alike – If everybody remembers the tricks and the treats of playing it safe.

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 • July 9, 2026

The First Neighborhood Property Owners Association Board of Directors assembled and held its regular meeting on July 9, 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 6:00 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
(arriving at 6:57pm)
Scott Perrotty, Treasurer

Others Present

Bill Amador, Architectural Committee
Allisyn Cashdan, Greenbelt Committee
Kendra Valencia, FNDC Camp Director
Dana Moore, Sr. Community Manager,
Powerstone /Emmons Company
Tami Zuccolillo, Office Manager

Homeowners Present

One homeowner and her contractor were present to discuss her architectural application and plans.

Homeowner Comments None to report

Summer Camp Report

Kendra Valencia reported for the Summer Camp.

- Kendra Valencia presented to the board the July 2026 report.
- Requested insurance for the game truck to be in the parking lot next door.
- Kendra requested that management verify that a lifeguard will be present until 8pm during the after dark event on July 24th.

Greenbelt Report

None to report

Safety Committee Report

Scott Perrotty reported that there were two volunteers for the safety committee, but extenuating circumstances did not permit one to move forward at this time. A motion was made by Scott Perrotty and seconded by Jim Struyk to appoint Deborah Madden to the safety committee. The motion passed unanimously.

Architectural Committee

Bill Amador reported for the Architectural Committee.

- Bill Amador will be reviewing all verbiage provided by the individual committee members from the walkthrough before any notices are sent out.
- Homeowner Deborah Madden and her contractor Eli attended to further discuss options for their proposed ADU. Architectural drawings including large scale details and sample pictures were requested in order to continue the review process.
- A homeowner requested a refund of fines that accrued after a delinquent application was submitted. The Board approved the refunding of a portion of the fines which were assessed after the application was submitted and approved.

Architectural Applications

The following applications have been approved by the architectural committee.

Lot:	Address:	Type:
388	31934 Foxmoor Ct.	Painting and front landscaping
459	31823 Dunraven Ct.	Tree removal
385	31935 Watergate Ct.	Retaining wall in rear yard

Anniversary Party Committee

Tish Matthews reported for the Anniversary Party Committee.

- One volunteer has reached out

Approval of Minutes

- A motion was made by Tish Matthews and seconded by Jim Struyk to approve the June 11, 2026, General Session minutes as amended. The motion passed unanimously.

- A motion was made by Tish Matthews and seconded by Jim Struyk to approve the June 11, 2026 Executive Session minutes as amended where legal correspondence was reviewed. The motion passed unanimously.

Management Report

Dana Moore reported on the management updates.

- Management continues to work with the City to request their attention at a property with a wall extension.
- Dana Moore noted that she will be on vacation for the September Meeting however, Tami Zuccolillo will be present.

Financial / Delinquency Report

- Scott Perrotty presented June 30, 2026 financials. Total cash on hand is \$623,846.98.
- Scott Perrotty requested management look into the janitorial line item, nothing there may be errors as well as the interest income, noting we should have received more than was reported.
- A motion was made by Scott Perrotty and seconded by Tish Matthews to approve the June 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 two owners and send two properties to SBS Lien Services to move forward with a lien. The motion passed unanimously.

Old Business

None to report

New Business

Rental Agreement-The Board discussed the option for offering additional access to the facility the day prior to a scheduled event (if available) for specific cost amounts. After discussion, it was approved to offer a minimum of two hours, at \$100 an hour with a total maximum time of four hours with no more than 20 people present.

ADU Architectural Rule Review-The Board reviewed a sample ADU Guideline package from another Association as a starting reference. After discussion, it was determined that management would go through and remove unnecessary information and provide more summarized guidelines tailored to First Neighborhood for review at the September meeting.

Correspondence

None to report

Board Comments

Tony D'Amore noted there was a gas leak at Three Springs that affected the surrounding communities and was not reported. Scott Perrotty commented on the fourth of July activities and Tony D'Amore thanked Scott Perrotty for the time he donates for these activities. Tish Matthews commented on the Pure Water Project with prospective work occurring August-September with a potential for 24 hours of construction.

Community Center Applications

The Board reviewed and approved three rental applications and two pool party applications.

Next Meeting

The next Board of Directors Meeting will be held on September 10, 2026, at 6:00pm.

There being no further business and the meeting was adjourned at 8:51pm.

Tami Zuccolillo, Recording Secretary

Sunset Magazine

October Checklist

Planting

Bulbs. Plant anemones, daffodils, ranunculus, and all the South African bulbs that thrive on our climate – like Babiana, freesia, Ixia, Sparaxis, and watsonia. Buy hyacinth and tulip bulbs but chill them in the refrigerator for four to six weeks before planting.

Cool-Season Annuals. Coastal, inland and low-desert gardeners can set out transplants of calendulas, cyclamen, dianthus, Iceland poppies, ornamental kale, pansies, primroses, Schizanthus, pinnatus, snapdragons, stock, violas, and other early-blooming bedding plants. For more variety and for cutting flowers, try seeding Agrostemma, gitbago, forget-me-nots, godetia, larkspurs, Shirley poppies, and sweet peas directly into garden beds. (Sow seeds in raked, weed free soil).

Winter Crops. Gardeners in frost free areas can continue to sow beets, carrots, chard, fava beans, onions, parsley, peas, radishes, and turnips, and set out transplants of broccoli, cabbage, and other cole crops. Coastal area gardeners can also start lettuces and other leafy crops from seed or transplants.

Natives. Deep, dense roots make ceanothus, toyon, and other native shrubs great choices for erosion control on slopes. Plant selection at many nurseries is excellent this month. Also, native plant societies host plant sales, as do many public gardeners. Check the garden calendar of your local newspaper for listings.

Maintenance

Divide Perennials. Dig up agapanthus, daylilies, Shasta daisies, and other perennials that are overcrowded. Divide and replant.

Feed Roses. Give roses one last feeding this month. Many rosarians also sprinkle a handful of Epsom salts about ¼ cup per mature plant around their plants now.



The salts help roses absorb nutrients from alkaline soils.

Rejuvenate Lawns. If you have a cool season lawn such as fescue, this is the time to rake out thatch and uproot crabgrass. If fungus has been a problem, treat the lawn with a commercial product before rains start. To boost growth, give the grass a complete lawn fertilizer. If you have a warm season lawn such as Bermuda that goes brown in the winter, overseed it with annual ryegrass now. Before overseeding, cut grass short. Afterward, mulch the grass and seeds with manure or a fine grained soil amendment. Keep the ground damp until seeds sprout.

Pest Control

Protect Cole Crops. Cabbage loopers small, green worms can do quick damage to young, tender seedlings. Cover cole crops with floating row covers to prevent white butterflies from laying their eggs on the leaves. Or dust the leaves with *Bacillus thuringiensis*, a biological control that kills larvae.

Manage Insect Pests. Aphids and whiteflies multiply when temperatures cool off a bit. Dislodge them from plants with blasts of water from a hose. Or use an insecticidal soap.

Approved Architectural Applications

571	4300 Hartfield Court	
	Remove and replace patio cover	
674	4448 Regents Court	Roof
564	4343 Abbington Court	Roof
508	4230 Hartfield Court	Windows
322	31825 Tynebourne Court	Roof and gutters
002	4428 Guildhall Court	Roof
238	3921 Trowbridge	Pavers and walkway
246	3928 Trowbridge	Roof
382	31915 Watergate	Fence relocation
003	4528 Henley Court	Roof
571	4300 Hartfield Court	Side gates
571	4300 Hartfield Court	Driveway pavers
114	32029 Allenby Court	Roof and Painting
246	3928 Trowbridge Court	Redo pool and spa
052	4525 Yorkfield Court	Roof
223	31982 Doverwood Court	Garage door, paint, windows



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www.firstneighborhood.org

What's Inside . . .

- ☐ Homeowners Meeting
- ☐ Welcome Neighbors
- ☐ LVWMD Pure Water Project
- ☐ Rabid Bat
- ☐ Volunteers Needed for our 60th Anniversary Celebration!
- ☐ First Neighborhood Day Camp Director
- ☐ The Sheriff's Community Tips
- ☐ Calendar
- ☐ Places of Worship
- ☐ Minutes
- ☐ Sunset Magazine
- ☐ Approved Architectural Applications

DATED MATERIAL

Safety Committee News

A few weeks ago, one of our residents had an adult female screaming and banging on their front gate door at 11:30PM. The residents were outside in their front (secured) area with their dog. The female claimed she was abandoned by an Uber driver and did not know where she was, asking for help. The residents also heard the female speaking with a nearby male during this incident. The residents did not open their gate or engage with the disturbing parties (people). LASD was called and responded but did not locate the disturbing parties. This incident was likely a prelude to a potential crime, possibly including a home invasion.

We share this example as a reminder for everyone to stay vigilant and not open a door / gate to provide access to any unexpected visitors. This incident was late at night, which is a big red flag, but unexpected visits could occur at any time of day. It is highly unlikely a passenger would be abandoned by an Uber driver and just happen to be dropped off in our neighborhood.

If you see or engage with anyone acting suspiciously, please call LASD at 818-878-1808 – see something / say something. If you or someone is potentially in danger, that should be a 911 call which also routes to the Lost Hills Sheriff Station. Know your location if you are not at home.

LASD will respond when called but the timing / speed of response may vary depending on where available deputies are located when the call is dispatched as well if there are other incidents requiring a response at the same time. LASD deputies are assigned on shift to each of our area cities including Westlake Village but they operate regionally and commonly cross city lines for dispatched call responses.

We see occasional social media comments where someone claims LASD did not respond. While this is possible, it is more likely the deputies may have been delayed due to other higher priority incidents, or the caller did not see the deputies. However, if you call and believe there was no response, we encourage you to follow up and call the station to ask about the response and outcome. If needed, ask for the Westlake Village community relations deputy.

Stay safe everyone!

Greenbelt News

The First Neighborhood Greenbelt is a large network of pathways that meander throughout the community. The Greenbelt Committee has been assigned the task of keeping the Greenbelt beautiful and safe. Needless to say, despite our diligence we cannot be everywhere at the same time. So, we need your help.

If you see anything concerning on the Greenbelt, please let us know. This includes large branches that have fallen from trees, lamp posts not lighting up at night, or a sidewalk slab that has been lifted by tree roots and now presents a trip hazard.

All you have to do is to call Tami at the First Neighborhood office, 818 889 0632. If she is not there you will hear a recording that will give you the emergency phone number of Powerstone, the management company of First Neighborhood. They will take it from there.

Thanks for being our eyes neighbors.