

PA 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. XLII No. 173 November 2021

Homeowners Meeting

The Board of Directors meets the second Thursday of each month. The next meeting is scheduled for Thursday, November 11th at 7:00 pm. The meeting will be held in the Community Center ballroom. 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

Fatima, 4428 Regents Court

Shane, 4209 Abington Court

Welcoming Committee

The Welcoming Committee has begun to deliver baskets to new homeowners.



A special thanks to all of the sponsors:

Boccaccio's Restaurant

Burt's Pharmacy

City of Westlake Village

Dr. Harp - APEX Dermatology

Dr. Weiss, DDS

Lakeside Liquor

M. Fredrick

Westlake Golf Course

Westlake Village Cleaners

Zin's Restaurant



Beautiful Home, 31820 Langspur Court

Oak Tree Dead Wooding

Every two years the Association offers dead wooding service for privately owned oak trees at homes in the First Neighborhood according to the CC&R's. No other type of tree maintenance is provided.

The work is usually scheduled for the first quarter of the year when the greenbelt trees are trimmed. If your oak tree needs dead wooding, please contact the First Neighborhood office, and ask to be added to the 2022 list.

City Council Meetings

If you are interested in attending the City Council Meetings, they are scheduled the 2nd and 4th Wednesdays of each month at 6:30 p.m. at City Hall. An agenda is also available to you the Friday before each meeting, which you can pick up at the City Hall or visit the website at www.wlv.org.

Sign Up for Email Distribution

Please go to our website www.firstneighborhood.org to be added to the email distribution of the monthly newsletters and important information.

Approved Architectural Applications

Lot#0226	31962 Doverwood Court Remodel
Lot#0244	3916 Trowbridge Court Lawn
Lot#0294	31755 Bedfordhurst Court Landscape
Lot#0296	31769 Bedfordhurst Court A/C
Lot#0312	31900 Benchley Court A/C
Lot#0341	31817 Langspur Court Windows
Lot#0371	31947 Kingspark Court Paint
Lot#0377	31914 Watergate Court Paint
Lot#0448	4341 Hartfield Court Landscape
Lot#0534	4311 Baronsgate Court Paint
Lot#0603	4427 Henley Court Landscape/Hardscape
Lot#0618	4417 Guildhall Court Remodel
Lot#0651	4323 Beaucroft Court Tree Removal/Paint

The Sheriff's Department Community Tips

What to do about annoying telephone calls



The Los Angeles County Sheriff's Department is concerned when you or your family are disturbed due to violations of the law. Annoying telephone calls are among the most irritating, infuriating and frightening of these violations. The information contained in this letter will assist you in dealing with annoying telephone calls.

Experience has shown that nuisance calls can come from almost anyone. These calls are not only originated by strangers but in rare instances they may come from close acquaintances, neighbors or fellow employees. The great majority of these calls come from a relatively small group of people. This group is often comprised of unsupervised youngsters, misguided or frustrated people and the mentally ill. Generally, these calls are placed at random, with no particular victim in mind. If you should receive such a call, a good rule to follow is to give the caller no satisfaction; he will usually give up after one or two attempts and try someone else.

Community Center Calendar of Events November - December 2021		
NOVEMBER 2021		
Thursday 11	Architectural First Neighborhood POA Meeting	6:30 p.m. 7:00 p.m.
Saturday 13	Party	9:00 a.m.
Saturday 27	Party	9:00 a.m.
DECEMBER 2021		
Saturday 4	Party	9:00 a.m.
Sunday 5	Party	9:00 a.m.
Saturday 11	Party	9:00 a.m.
Saturday 18	Party	9:00 a.m.

Abusive, harassing or obscene calls are by far the worst. The originators of these calls are attempting to infuriate and terrify you. The caller may remain silent for a little while. When you receive this type of call, don't give the caller a chance to get started. Hang up! Remember, that these types of callers want you to react. If a caller makes any obscene or suggestive remark, hang up. The caller would like nothing better than to hear you ask who he is or what he wants.

Here are some things to keep in mind should you be the recipient of anonymous calls.

1. Always use the telephone on your terms: not those of the caller. Don't talk to anyone unless you want to.
2. Make the caller identify himself. When a voice asks, "Who is this?" Don't tell him, instead ask, "What number did you call?" If the call isn't legitimate, that very likely will end it.
3. Instruct your children (and their babysitter) never to talk on the phone to anybody they don't positively recognize. An innocent comment like "Daddy's out of town" could be helpful to a burglar. Teach them to ask for the number so somebody can call back later.
4. If it's the kind of caller who remains silent after you answer, hang up. Some want to listen, just to see what you'll do; particularly to see if you'll get angry. It isn't much fun listening to a dead line.

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. Walter Dilg, 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 Committee meetings are held the 3rd Wednesday of each month at 7:00 p.m. 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 3rd 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 (8:00 - 12:00 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 (8:00 am-12:00 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 – Craig Heiting
Secretary – James Struyk
Member at Large – Scott Perrotty

Architectural Committee:

Todd Spiegel
Janie McKay
Caroline Raser
Michael Harris
Elisa Hirsch
Wendy Aisley

Safety Committee:

Scott Perrotty, Chairman, 818-519-1988
Vince Costanzo
Arlene Kovalivker
Colin Langsdale
Jill Marder-Meyer

Linking Internal Neighborhood Communication Committee:

Riz Nwosu
Sam Covert
Patrick Koors

Greenbelt Committee:

Robin Hirsch, Chairman, (818) 822-7091
Bruce Gruver

Welcoming Committee:

Jane Heiting
Elaine Salewske

Notes



**Minutes of the First Neighborhood Property Owners Association
Board of Directors Meeting • September 9, 2021**

The First Neighborhood Property Owners Association Board of Directors assembled and held its regular meeting on Thursday, September 9, 2021, 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 7:10 p.m.

Members Present and Constituting a Quorum

Tish Matthews, President
Richard Shin, Vice President
Craig Heiting, Treasurer
James Struyk, Secretary
Scott Perrotty, Member-at-Large

Others Present

Linda Merkle, The Emmons Company
Sharon Howard, The Emmons Company
Robin Hirsch, Greenbelt Committee

Homeowners Present

There were two homeowners present at the meeting.

Homeowner Comments

A homeowner expressed his concern regarding the removal requests of the greenbelt trees. The homeowner stated if the trees were removed just because of a nuisance the beauty of the First Neighborhood greenbelts would be forever impacted.

A homeowner expressed his concern regarding a greenbelt tree behind his home that seems to drop leaves all year round. The homeowner stated he believes the tree is diseased and offered to pay for the removal and replacement. Robin Hirsch stated Treescapes evaluated the tree and reported the tree is 80% healthy. James Struyk suggested trimming the tree vs. removal. The homeowner stated he would like to hire an independent arborist and get a full assessment of the tree and then come back to the board with his findings.

Greenbelt Report

Robin Hirsch reported on the greenbelts. Mr. Hirsch reported on a proposal from Treescapes in the amount of \$1,275.00 to trim two greenbelt trees behind a home on Kentfield Court in which the resident is requesting for them to be trimmed at his cost.

Motion – A motion was made by Tish Matthews to approve the Treescapes proposal in the amount of \$1275.00 for the Kentfield Court greenbelt tree trimming which will be paid by the resident. Motion was seconded by Craig Heiting and passed unanimously.

The City Land Use Committee has approved the removal of the leaning oak tree in the greenbelt near Yorkfield Court which will be scheduled for removal shortly. The greenbelt sidewalk repairs/replacement has also been completed along with the installation of the dog leash signs.

Safety Committee Report

Scott Perrotty reported for the safety committee. Mr. Perrotty stated he would like to schedule a meeting for homeowners after the first of the year. Newsletter articles have been written regarding safety issues and the committee will continue to meet and discuss ideas.

Welcoming Committee

Craig Heiting reported for the welcoming committee. Mr. Heiting stated there has been a great response from local vendors regarding the new resident welcoming baskets. An article was also placed in the newsletter and the committee will continue to reach out for local donations.

Architectural Report

The following applications have been approved by the architectural committee.

Lot#0111	4515 Wolsey Court	Landscape
Lot#0142	32011 Kingspark Court	A/C
Lot#0175	32001 Kingspark Court	A/C
Lot#0242	3900 Trowbridge Court	A/C
Lot#0342	31823 Langspur Court	Gate
Lot#0442	4421 Yorkfield Court	Pool/Spa/Trees/Concrete/Door
Lot#0464	31748 Dunraven Court	Paint
Lot#0474	31756 Bainbrook Court	Gate/Paint
Lot#0534	4311 Baronsgate Court	Paint
Lot#0582	4418 Yorkfield Court	Remodel
Lot#0656	4225 Beaucroft Court	Tree Removal

Approval of Minutes

Motion: A motion was made by James Struyk to approve the July 8, 2021, Regular Meeting Minutes. Motion was seconded by Scott Perrotty and passed unanimously.

Motion: A motion was made by James Struyk to approve the July 8, 2021, Executive Session Meeting Minutes regarding hearing/personnel. Motion was seconded by Scott Perrotty and passed unanimously.

Management Report

Linda Merkle reported she is currently working with two local vendors regarding the replacement of the doors in the Community Center and should have additional bids for the next meeting. Scott Perrotty stated one of the handrails at the pool is missing

and asked management to address. Tish Matthews requested Ventura Pest Control also be contacted to inspect the Community Center building. Linda Merkle reported Premier Painting has marked the wrought iron spots with yellow paint that he believes needs rewelding. Tish Matthews and James Struyk volunteered to inspect the wrought iron and see if the repairs are needed.

Financial / Delinquency Report

Craig Heiting presented the financial report. Mr. Heiting reported total cash on hand as of August 31, 2021, was \$884,535.87. Mr. Heiting also stated he continues to work on a five-year budget plan. Tish Matthews reported utilities seem higher than normal with penalties and asked management to investigate.

The Board discussed the delinquency report and asked management to send an intent to lien on lot #0063 and lot #0235.

Motion: A motion was made by Tish Matthews to send an intent to lien on lot #0063 and lot #0235. Motion was seconded by Richard Shin and passed unanimously.

Motion – A motion was made by Craig Heiting to approve the July & August financials. Motion was seconded by James Struyk and passed unanimously.

Old Business

The Board discussed the Community Center colonnade and asked management to prepare a spread sheet listing the vendors and their scope of work. The Board discussed the replacement of the community center doors and asked management to research a more decorative door for the entrance to the building.

New Business

The Board reviewed the revisions to the rule book. The Board requested the election rules be placed on a separate document. The Board requested all members review the revisions and revisit the rule booklet at next month's meeting.

The Board reviewed the emergency proposal from Triple A pools in the amount of \$2,761.63 to replace/dispose the pool filter for the large pool and install a separation tank.

Motion: A motion was made by James Struyk to approve the emergency proposal from Triple A pools in the amount of \$2,761.63 to replace/dispose the pool filter for the large pool and install a separation tank. Motion was seconded by Craig Heiting and passed unanimously.

The Board reviewed the emergency proposal from Triple A pools to replace the motor and seals for the large pool in the amount of \$818.53.

Motion: A motion was made by Craig Heiting to approve the emergency proposal from Triple A pools to replace the motor and seals in the amount of \$818.53. Motion was seconded by Scott Perrotty and passed unanimously.

Tish Matthews reported she and Linda Merkle met with the LVMWD along with Jesse Slade from Slade Landscaping to discuss the dispute regarding the damage from the recycled water main that ruptured and caused debris in the greenbelt irrigation system causing damage throughout the greenbelts. The Board reviewed the settlement in which the LVMWD agreed to pay the sum of \$1,695.72 to the association.

Motion: A motion was made by Tish Matthews to approve the LVMWD settlement in the amount of \$1,695.72. Motion was seconded by Richard Shin and passed unanimously.

The Board reviewed the emergency proposal from Thousand Oaks plumbing for the replacement/repair of the flush valves in the men's restroom that were leaking.

Motion: A motion was made by Craig Heiting to approve the emergency proposal from Thousand Oaks plumbing for the replacement/repair of the flush valves in the men's restroom in the amount of \$1,533.16. Motion was seconded by James Struyk and passed unanimously.

The Board discussed the 2022 budget. Craig Heiting supplied the Board with a five-year potential plan. Mr. Heiting discussed a dues increase over 5 years vs. a one-time increase. The Board discussed funding plans and the need to pay back the loan to reserves. The Board agreed to review the budget further at the next meeting. Tish Matthews asked management to schedule a meeting to discuss the Reserve Study.

Craig Heiting stated he would like to review the rental rates for the Community Center at the next meeting.

Community Center Applications

The following applications for the use of the Community Center were reviewed.

Name	Event	Date	Name	Event	Date
Non-Resident	Concert	10/10/21	Non-Resident	Dinner	02/09/22
Non-Resident	Dinner	10/17/21	Non-Resident	Reception	02/12/22
Resident	Dinner	11/25/21	Non-Resident	Reception	04/23/22
Non-Resident	Reception	11/27/21	Non-Resident	Reception	05/21/22
Non-Resident	Reception	12/04/21	Non-Resident	Dinner	05/27/22

There being no further business the meeting adjourned at 10:35 p.m.

Respectfully submitted,
Sharon Howard, Recording Secretary

Sunset Magazine November Checklist

Planting

Green Manure. If you don't plan on growing winter vegetables, plant a cover crop like clover, fava bean, vetch, or annual rye in your empty vegetable beds instead. When you turn over the crop in the early spring, you'll be enriching the beds with inexpensive organic material. Legumes—all but the rye—also add nitrogen to the soil.

Winter Vegetables. Early November is an excellent time to start cool-season crops in many areas. Sow seeds of beets, carrots, chard, onions, parsley, peas, radishes, and turnips, and set out transplants of broccoli, cabbage, and other cole crops by midmonth. Continue to plant lettuces and other leafy crops from seed or transplants. Gardeners in the foothills and Central Valley can sow peas and spinach and plant garlic and onions.

Permanent Fall Color. Flowering shrubs that add color to the late fall garden include cape plumbago, Sasanqua camellias, pineapple sage other salvias, and daisy tree. Trees or shrubs with colorful fruit, such as persimmon, pomegranate, and strawberry or ones with bright berries, such as toyon, holly, pyracantha, and heavenly bamboo, are other possibilities. Don't forget deciduous trees. Gold-leafed ginkgo, orange-red Chinese pistache, and liquidambar (various shades) will color up reliably throughout Southern California, even near the coast.

Biennials. Cottage-garden favorites—canterbury bells, foxgloves, hollyhocks, and Queen Anne's lace—do best if planted in late fall. They will establish roots now and be ready to bloom on schedule come spring.

Maintenance

Prune Cane Berries. Old canes of blackberry, boysenberry, and loganberry should be cut back to the ground. Leave the new, smooth barked canes that grew



this year to bear fruit next year. Don't cut the canes of low-chill raspberries now; wait until December or January.

Overseed Bermuda Grass. If you don't like the look of dormant grass, overseed with annual rye. Mow lawn short, scatter rye seed and compost, and water regularly until seed germinates.

Start a Compost Pile. Don't let your raked leaves and garden prunings go to waste. They're a good beginning for a compost pile in a hidden corner. Build a simple wire bin. Keep pile evenly moist and, to speed decomposition, turn every two weeks to aerate.

Weed Control

Stay Ahead of Weeds. Pull out annual bluegrass, chickweed, spurge, and other young weeds as they emerge. If they are not allowed to set seed, next year's weeding will be easier.

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're 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 Sharon Howard at (818) 889-0632 or drop by the office Monday-Friday from 8:00 a.m. - 12:00 p.m. after hours you may leave a message on the answering machine and your call will be returned the following weekday.



What's Inside . . .

- Homeowners Meeting
- Welcome Neighbors
- Welcoming Committee
- Oak Tree Dead Wooding
- City Council Meetings
- Sign Up for Email Distribution
- Approved Architectural Applications
- Calendar
- The Sheriff's Department Community Tips
- Places of Worship
- Minutes
- Sunset Magazine
- Rental of First Neighborhood Community Center

DATED MATERIAL

Greenbelt News

The greenbelt sidewalks are the arteries of First Neighborhood. They connect all the streets and cul-de-sacs into one cohesive network. Since the greenbelt sidewalks play such an important role in our neighborhood the greenbelt committee takes extra special care that they remain safe for all who walk the paths. When the concrete cracks or tree roots lift up a panel, we do our very best to address the problem with a rip up and fresh concrete to smooth out the wrinkles.

Unfortunately, these new panels call to people like the famous theater in Hollywood. But no, we do not want your names, initials, handprints, footprints, or pet's paw prints etched into our sidewalks. This is called graffiti and it has no place on our sidewalks.

So please be a good neighbor and allow the freshly poured concrete to dry unblemished. We really don't want to make that phone call informing someone that they could now be held financially responsible for redoing that panel of concrete.

@Safety Committee

This update touches on city wide activities focused on pedestrian and traffic safety in Westlake Village. It is not specific to First Neighborhood. If anyone wants further information on the subject, they should contact City Hall. FNPOA Safety Committee Chairperson Scott Perrotty has been a member of the Public Safety Advisory Board since its inception in addition to 17 years of Volunteer Patrol experience.

The City Council, city staff, Public Safety Advisory Board, and others continue to study and evaluate options to improve pedestrian and traffic safety. The Public Safety Advisory Board had five meetings during 2021 focused on education around this topic, traffic engineering, and the benefits and concerns about various options and recommendations under consideration. Central themes around this topic fall under three E's: Education, Engineering, and Enforcement. Visible progress and increased safety, over time, would likely involve a combination of all three E's.

The vast majority of our significant traffic collisions occur on the arterial streets – these are the “main roads” through our city such as Lindero Canyon, Agoura Road, and Lakeview Canyon that surround our neighborhood. There have been 19 fatality accidents over the past 13 years, all on the arterials, and these results showed no hot spots or patterns. The accidents occurred at 19 different locations and had a mix of factors – driver at fault, pedestrian at fault, day/night, some involved speeding, four involved alcohol, and so it went with no pattern evident from these accidents.

Quite candidly, there are no easy options or easy solutions, and there are way too many considerations to include in a newsletter update or a series of updates. But do you remember the old quote “we have met the enemy and it is us”? The increased traffic enforcement efforts over the past couple of years have shown that most of the offenders are residents of our city or nearby, AKA “locals”.