

LAKE SHORE NEWS

January 2017

Lakeshore Website
www.Lakeshore
communityhoa.com

QUESTIONS OR
CONCERNS?

FEEL FREE TO
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*Have a topic you
would like to see in
the newsletter?*

*Email
Michele Brooks*

BOARD MEETING NEWS



Consideration of the proposed smoking and vehicle rules will be postponed to the January meeting due to time constraints at the November meeting.

NEXT BOARD MEETING

Thursday, January 26th at 5:30 p.m.
Westlake Village City Hall
Community Room

All members are welcome to attend and are not required to arrive at the start time. Agendas are available on the Lakeshore website four days before a meeting date.

HOLIDAY SCHEDULE

The Emmons Co. will be closed Monday, December 26th and Monday, January 2nd in observance of the holidays.

PROJECTS THAT NEARLY PAY FOR THEMSELVES

Garage door replacement ranked No. 2 in "cost recouped" on a list of 35 common home remodeling projects in a recent Remodeling Magazine's Cost vs. Value Report.

A new garage door can add to the beauty and convenience of your home today, as you live in it, while also providing a high level of payback in case you ever decide to sell.

If you still have an original, heavy Lakeshore wooden garage door this might be the time to consider a new light-weight metal door with an automatic opener. They are available with and without windows and may even be painted to match the house color.



Rats in Lakeshore?



Rats in Lakeshore? Yes. Two different types live here. Sewer rats, aka browns or Norwegian, and roof rats. They are here because Lakeshore provides lots of appealing food and drink for rats. They can nap and spend the days in our warm garages, attics and certain trees and bushes, especially Italian Cypress and Junipers, while feeding mainly at night.

Lakeshore's exterminator, Ventura Pest Control, tells us the following about controlling our rat population:

- Get rid of the number one source of rodent food, bird feeders. Rats love seeds.
- Feed all pets indoors.
- Trim all fruit trees and remove ripe fruit
- Trim all trees 3 feet away from house
- Trim ground cover 12 inches from house

Rats need one ounce of water per day plus food and a place to hide. You need to do your part to discourage these rodents from occupying and reproducing in Lakeshore. Compliance with these rules is based on *Lakeshore Rules & Regulations § 4.2: Members shall keep their lots, residences and all improvements clean and sanitary.*

If you enjoy seeing birds in your yard, consider a hummingbird feeder and also a bird bath. Locate feeders and baths at least three feet from bushes or trees to keep predators out. And if you use a stand, please use metal not wood to prevent climbing by rats, squirrels and raccoons who are eager to share.

We look forward to your assistance in helping the Association control these disease carrying rodents, who can also cause severe damage to wiring in both our homes and vehicles as well as to siding and roofs.

LAKE SHORE NEWS

SATELLITE TV DISHES

We have seen a recent increase in satellite TV dishes in Lakeshore. While old multi-element dipole exterior antennas are prohibited we do allow satellite dishes.



As with all exterior changes to homes in Lakeshore an architectural application is required. Often the installer will choose the easiest location rather than the least intrusive location. Therefore the Association must approve the installation location before hand.

Lakeshore Architectural Rule 3.5, Satellite Dishes and Antennas, in addition to requiring that the installation be concealed as best possible requires painting of the dish with the same color as whatever part of the building is behind it, i.e., roof, wall.

The DirectTV (AT&T) website published the following advice for painting dishes:

Q: Can I paint the satellite dish?

A: It's okay to paint your dish if you don't use lead-based or glossy paint. Glossy paint could damage the Low Noise Block (LNB)* converter by increasing the signal reflection. You should not paint the LNB itself.

**Editor's Note: The LNB is the separate electronic item attached to the dish (reflector) in the photo.*

ARCHITECTURAL APPLICATIONS

Remember, before you build it, landscape it, paint it or make any changes to the exterior of your house you are required to submit an architectural application and receive approval. The purpose of the Architectural Rules is to provide positive guidelines for the continuation of the harmony and beauty of our community while preserving the value of the investment that all of us have in Lakeshore. These purposes include: Avoiding problems involving changes that may affect the common areas, including views of the Lake. Preserving the congruous appearance, variety and individuality of Lakeshore's architectural integrity. Considering the aesthetic and functional aspect of any design change(s). Minimizing oversights caused by owners or their contractors, who may be unaware of the needs and concern of the Association, community and neighboring homes. Violation of these Architectural Rules could result in fines, suspension of privileges, and/or legal action for which you could be held responsible per CC&R § 1.33.

SAY GOODBYE TO WEEDS

One good thing about winter is that weeds don't seem to grow. But they will be returning soon unless you take steps now to prevent them.



Where do all those weeds come from? Last summer's weeds created a lot of weed seeds that are just lying around in the soil waiting for warm weather and showers to hatch the new spring crop.

Here is how to fix the problem once and for all. Remove any remaining visible weeds the old-fashioned way with your hoe, cultivator or spray with Roundup or favorite herbicide. Next spread some pre-emergent to keep all those weed seeds from ever sprouting. You can buy pre-emergent and herbicide at your favorite nursery or building supply stores like DIY, Lowes or Home Depot.

Finally, weed cloth or landscape fabric is a great and inexpensive way to prevent future weeds if your landscape includes areas of bare earth. These porous fabrics are placed on the ground and allow water through but block light that prompts the seeds below to sprout. The fabric can be easily covered or camouflaged with bark or decorative rock. You now have year round 99% weed control. And no more crawling around on your knees!

CHIMNEYS & DRYERS



Be sure to clean your chimney and dryer exhaust annually. Leaves can accumulate in chimneys and cause a chimney fire. A clogged dryer exhaust pipe can also lead to a fire. Lint traps should be cleaned after every use and no dryer should be left unattended. Do not vent dryer exhaust into the interior of a home. It can cause carbon monoxide poisoning. A fire extinguisher should be in close proximity to your chimney and clothes dryer, as well as the kitchen and garage per your insurance carrier.

*On the behalf of the Lakeshore Board &
The Emmons Company,
We Wish you a Happy, Healthy & Prosperous
New Year!*