

# LAKE SHORE NEWS

September 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?*

*fmail*

## BOARD MEETING NEWS

### TOPICS DISCUSSED AT THE AUGUST 16 BOARD MEETING :



- Tree trimming bid approved
- Fall Garage sale will be held on October 28 & 29

### FUTURE BOARD MEETINGS:

- Security efforts for the community
- Rekeying the pools and gates
- New greenbelt lights

## NEXT BOARD MEETING

Wednesday, September 27th 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 4 days before a meeting date.

## GARAGE SALE TIME

It's that time again— time to clean out your closets and get ready to make some serious money! **The neighborhood garage sale will be held October 28th and 29th.**

## TREE REQUESTS

If you have a request concerning any common area trees, please submit a Tree Request Form to the Tree Committee for attention. In order to be considered for the next tree maintenance in October, forms should be submitted no later than **September 15, 2017**. Forms are available on-line at Lakeshore's web site or through the management company.

Also, there is a vacancy on the Tree Committee. If you are interested in volunteering, please contact the Emmons Company.

## PICNIC WAS A SUCCESS



The annual Lakeshore Picnic held on August 6, was a great success! Lakeshore residents and guests contributed generously to the potluck. Thousand Oaks Dee Jay once again did a fabulous job playing popular favorites that was enjoyed by all! A huge thank you to Terese Schwartz, Francine Foore and all the picnic volunteers for organizing this fun event. Hope to see everyone next year to celebrate Lakeshore's 51st Anniversary!!

## CLOGGED SWEER LINE



Until it gets clogged up we usually forget it even exists. All Lakeshore town homes have their very own sewer line.

Many of us who still have original Orangeburg sewer pipe have followed a plumber's recommendation from our February 1980 newsletter, repeated since, for all these years. Small tree roots penetrate joints in sewer tile. Once inside, the roots expand and clog the line. Using a rotor-roter breaks the pipe along with cleaning the clog.

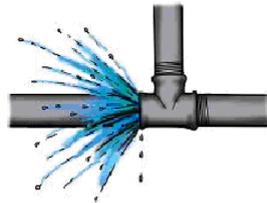


However, there is an inexpensive way to prevent the problem. For years plumbers have known that copper sulfate flushed down the toilet bowl will kill the roots and keep the line open from the house to the sewer mains in the street. Available at Amazon or home improvement stores.

# LAKE SHORE NEWS

## Lakeshore's Leaking Pipes

Over the past several years several Lakeshore residents have had water leaks and Lakeshore's insurance coverage for water damage like this was terminated.



Can you do anything to prevent these leaks? YES! Have the water pressure that flows through the pipes in your home checked. Call your local handyman or plumber and ask them to **check your water pressure valve annually** to ensure that it is working.

Every home water system is required to have a pressure relief system valve. Typical street pressure readings from Las Virgenes Municipal Water in Lakeshore runs over 100 psi (pounds per square inch.)

A properly working pressure relief valve will reduce the pressure running through the pipes inside your house to about half 50 to 60 psi. Unsafe higher pressure **WILL** cause: water leaks in the copper piping, toilets to run, and dishwashers, washing machines and icemakers to leak, possibly flooding your home.

Get your water pressure checked **NOW** and save both money and inconvenience. Most handymen and plumbers will provide this service **FREE** to regular customers. A replacement valve should cost about \$200 plus installation and last at least 10 years.

## WATER BILLS

Have you noticed your monthly water bill lately?

If it's like mine it runs less than \$100. But that's not what your water costs. Most of our water bill is for sanitation and equipment billed as "Service & Readiness to Serve Charges." (That's currently \$71.86 total) before the cost of actual water use, Yes! before you ever turn on your faucet. Your cost for water is likely less than \$25 a month.



It is really amazing how little most Lakeshore residents pay for actual water use. Most homeowners pay less than \$1 a day. We need to remember this and increase the water to our landscape during hot spells to help keep

our landscapes looking good and our trees healthy. Please, don't waste water but don't stop watering for the wrong reasons. Remember to finish watering before 10 a.m. to avoid evaporation due to the sun's heat. If your water bill ever exceeds \$150 we suggest contacting LVMWD for a FREE audit and leak check at 818-251-2200.

## VOLUNTEERS NEEDED

The Finance Committee is looking for community member participation to fill the position for Assistant Treasurer. The committee meets once a month. If you have a background in finance and are interested please contact Veronica Landeros at The Emmons Company .

## HAZARDOUS & BULKY ITEM WASTE

FREE curbside pick-up for both hazardous or e-waste is provided by the City of Westlake Village. Service is available by calling 800-579-4979. Separately, two bulky items may be scheduled for pick-up twice per year by calling 805-522-9400.

## Trash Holidays

Lakeshore's waste management contractor takes holidays each year. Most of us won't remember these dates. Here is a cheat sheet reminder suitable for stapling or fastening to the wall near your trash barrels. When these holidays fall on a Monday or Tuesday your trash collection will be one day later, Wednesday instead of Tuesday.

**January 1 - New Years**

**Memorial Day - last Monday May**

**4th of July - Independence Day**

**Labor Day - First Monday Sept.**

**December 25 - Christmas Day**

## HOLIDAY SCHEDULE

The Emmons Company will be closed Monday, September 4th in observance of Labor Day. Have a safe and happy holiday!!

