

LAKESHORE NEWS

January 2018

Lakeshore Website
www.Lakeshore
communityhoa.com

QUESTIONS OR
CONCERNS?

FEEL FREE TO
CONTACT
THE EMMONS
COMPANY

MANAGER:
Tish Matthews
tmatthews@
emmonsco.net

CUSTOMER
SERVICE:
Veronica
Landeros
vlanderos@
emmonsco.net

BOOKKEEPER:
Ellen Friedman
ellen@
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Get a hold of us!
We are happy to
assist you.

Phone:
(805) 413-1170
24 hrs / 7 days a
week.

Fax:
(805) 413-1190

By Mail:
P.O. Box 5098
Thousand Oaks
California, 91359

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

Email

BOARD MEETING NEWS



No board meeting was held in the
month of December

NEXT BOARD MEETING

Wednesday, January 24th 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 web-
site four days before a meeting date.

HOLIDAY SCHEDULE

The Emmons Co. will be closed Monday,
December 25th and Monday, January 1st in
observance of the holidays.

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 approv-
al. The purpose of the Architectural Rules is
to provide positive guidelines for the contin-
uation 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 com-
mon areas, including views of the Lake. Pre-
serving the congruous appearance, variety
and individuality of Lakeshore's architectur-
al 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, com-
munity and neighboring homes.

STREET SWEEPING

Street sweeping takes place
every Thursday in Lakeshore.
Moving your cars off the
street Thursdays between
noon and 2:00 is especially
important to allow proper cleaning. If you
have visitors or tradesmen please ask them to
park in your driveway. If street parking is
necessary, please sweep the gutter debris to
twenty feet ahead or behind the parked vehi-
cle. The street sweeper schedule will be a day
earlier or later if a holiday falls on Thursday.



REMINDER - CLEAN YOUR GUTTERS

With the rainy season approaching,
we'd like to remind all homeowners
to check and clean out your gutters
and downspouts. The leaves have already
begun falling and can cause problems if they
are not cleaned out of your gutters.



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

*Happy
New Year*



LAKESHORE COMMUNITY ASSOCIATION - ARCHITECTURAL APPLICATION

Rev 12/15/17

PLEASE FILL IN ALL SPACES COMPLETELY – ALLOW UP TO 30 DAYS FOR REVIEW & APPROVAL – DO NOT START WORK UNTIL APPROVAL RECEIVED

***Advise your contractors: hours for construction / landscape noise 7 - 5 M - F, 8-5 Sat, none on Sunday & Holidays**

Date ____ / ____ / ____ Name: _____

Phone # _____ Email Address _____

Property Address _____

Mailing Address (if different) _____

I request approval for the following improvements (✓ check all that apply)

<input type="checkbox"/> Paint	<input type="checkbox"/> Windows	<input type="checkbox"/> Fences	<input type="checkbox"/> Roof	<input type="checkbox"/> Patio Cover/Balcony
<input type="checkbox"/> Driveway	<input type="checkbox"/> HVAC System	<input type="checkbox"/> Siding	<input type="checkbox"/> Garage Door	<input type="checkbox"/> Skylight
<input type="checkbox"/> Landscape	<input type="checkbox"/> Remove Tree	<input type="checkbox"/> TV Dish	<input type="checkbox"/> Other _____	

Structural improvements require a written description and 2 sets of plans with complete dimensions of proposed changes on a drawing of the lot.
Major landscape and tree(s) require a full sketch. Attach separate sheets as necessary, or use the other side of this form.

Exterior Painting: State *color scheme #* plus manufacturer's name and number for all color choices.

Changes in color require a 2'x2' swatch on the house, with the actual paint to be used.

Please show **Paint Manufacturer's Brand, color Scheme # and the paint color names or code # below:**

Color Scheme # Body Trim Front Door Paint Brand

****** Contrasting trim and body are required as well as a different body color from house(s) on both adjacent sides

Estimated Start Date: Anticipated Completion Date:

PLEASE INCLUDE a \$100 cleaning deposit check for all paint and concrete work, made out to **Lakeshore HOA.**

A Contractor's State License (**CSLB**) # _____ is required by CA state law for contracts over \$500. Check at www.cslb.ca.gov.

NOTE: Members are responsible for all required Building Permits(ARC Rule § 5.1.) Call **L.A. Bldg & Safety** with questions:213-974-6411

Contractor Name Phone # Contact Person

Planned improvements were made available to the undersigned neighbors: *Signatures imply awareness, not approval nor disapproval*

<input type="text"/>	<input type="text"/>	<input type="text"/>
Neighbor's Signature (Adjacent Side)	Date	Neighbor's Address
<input type="text"/>	<input type="text"/>	<input type="text"/>
Neighbor's Signature (Adjacent Side)	Date	Neighbor's Address

I have reviewed the Lakeshore Architectural Rules available at lakeshorecommunityhoa.com and agree to comply with all governing rules. I further agree to take full responsibility for my contractor and any liability or compensation to my neighbors for damage or loss as a result of my construction.

Homeowner Signature: Date:

Space below for use by office only

Approved Disapproved ARC Signature _____ Date _____ Expires _____

ARC Comments: _____

Completion Date: _____ Completion Approved By: _____ Lot #: _____

Return completed application to **The Emmons Co., One Boardwalk, Ste. 102, Thousand Oaks, CA 91360** or email to vlanderos@emmonsco.net
 Or deliver to Architectural Chairman's mail slot, address at right:

Label