LAKESHORE NEWS

January 2018

Lakeshore Website www.Lakeshore communtyhoa.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@ emmonsco.net

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

I dave a topic you would like to see in the newsletter?

I mail

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 website four days before a meeting date.

HOLIDAY SCHEDULE

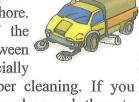
The Emmons Co. will be closed Monday, December 25th and Monday, January 1st in observance of the holidays.

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 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.

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 vehicle. 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!





LAKESHORE COMMUNITY ASSOCIATION - ARCHITECTURAL APPLICATION

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) Windows Paint Fences Roof Patio Cover/Balcony Driveway **HVAC System** Siding Garage Door Skylight Landscape Remove Tree TV Dish 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: Body Color Scheme # 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 Neighbor's Signature (Adjacent Side) Date Neighbor's Address 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 Disapproved ARC Signature _____ Date Approved Expires ARC Comments: Completion Date: _____ Completion Approved By: ____ _____ Lot #: ____ Return completed application to The Emmons Co., One Boardwalk, Ste. 102, Label Thousand Oaks, CA 91360 or email to vlanderos@emmonsco.net Or deliver to Architectural Chairman's mail slot, address at right: