

LAKE SHORE NEWS

April 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

**MARCH 28TH MEETING:
2018-2019 BUDGET**



**Set a date for the garage sale
weekend**

NEXT BOARD MEETING

**Wednesday, April 25th 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.

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 this year in May, exact
date to be announced.**



SPRING TIME PROJECTS/ CLEANING

Spring is here and many of you are already
planning projects for your home. Along with
any plans for painting or exterior improve-
ments you may have, please be sure to take a
moment and inspect your front and side yard
for any needed attention. Please remember
that any exterior change to your home must
be approved in advance by the Architectural
Committee before modifications commence.
Thank you for your cooperation in helping
maintain the high quality and appearance of
our community, which gives added value to
our neighborhood. If you have any questions
or need an architectural application, please
contact The Emmons Company.

SEND IN YOUR NOMINATION FORMS

If you are interested in serving on the
Lakeshore Board of Directors, please be sure
to return your nomination form. Nominations
must be received by 5:00 p.m. on **April
30, 2018**, after which nominations will be
closed. The Annual Meeting is scheduled for
June 27, 2018 at the Westlake Yacht Club.

ANNUAL STREET FESTIVAL 2018

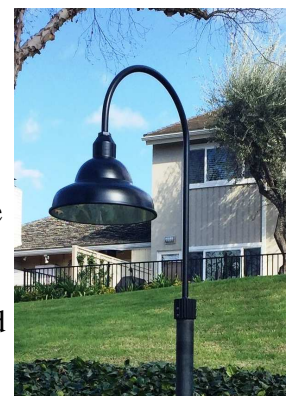
The Rotary Club of Westlake
Village invites you to its annual
Community Street Festival on
**Sunday April 22, 2018 from
10am-4pm at 4600 Lakeview
Canyon Rd.**



There will be musical entertainment, over
100 vendors, kids' activities, food trucks,
classic car display, special pet zone, and
more!

GREENBELT LIGHTING

New greenbelt lights
will be installed
soon. A lot of time,
with various fixtures
and bulbs have been
tested. The new fixture
is designed to light the
path and not project in
to member's homes and
yards. During the pro-
ject, all of the poles
will be repainted and any that are damaged
will be replaced.



Since the lighting will be directed down, after
the new lamps are installed, there may be are-
as of the greenbelt that need additional illu-
mination. If you notice any areas that you
think could benefit from a light, please con-
tact the Emmons Company with the location.

LAKE SHORE NEWS

SPRING FLOWERS



Rain was sparse again this year but enough fell to produce wonderful results in Lakeshore. Daffodils, roses, lilies, geraniums, irises, daisies and more flowers can be seen blooming in yards all over Lakeshore.

But where did all the weeds come from? They are growing just as robustly or even more vigorously than the beautiful spring flowers. Please tend to the weeds soon with your hoes, cultivators or spray with Roundup or your favorite herbicide.

Remember that you are responsible for those weeds at the curb. You thought the City took care of that? Not true. State of CA law (Sts. & Hwys. Code § 5600) makes you responsible for maintaining easements all the way to the street even though you don't own it. You may have heard that some cities even require homeowners to replace damaged sidewalks but fortunately not in Westlake Village.

Frost danger is past so please cut back those ugly brown portions of plants that froze. We hope as much as you that plants with signs of life will spring back. But please remove and replace all plants that have completely died during our multiple frosts. And be sure to choose replacement plants that tolerate temps to 20°F. Yes, we do get colder than the surrounding areas of T.O. & Agoura.

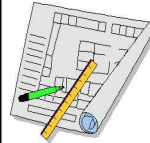
Local nurseries are all having sales right now but remember to choose replacement plants carefully and an eye to frost hardiness with plants suitable for Sunset's cold-air basin Climate Zone 20 or the USDA zone 9a both rated to 20° F.

DID YOU DROP SOMETHING?



Dog poop is a serious health problem. Why? It contains disease-carrying bacteria that can make people and pets sick and it will also end up polluting our lake. Please carry a bag or utilize the dog station bags to pick up after your dog. You may have noticed that to keep our community looking its best, Lakeshore has strategically placed bag dispensers and trash receptacles on our property. Lakeshore residents and also many visitors walk pets on our paths and greenbelts. If you observe people without a doggie bag we would appreciate it if you would make them aware of the bags that we provide for those who come unprepared. Please make sure you properly dispose of bags.

DO I NEED A BUILDING PERMIT?



Building permits are issued and regulated by the County of Los Angeles. Architectural Applications ask if your contractor has a valid license from the State of CA. It is then up to you, or your contractor, to determine if a permit from the County is required for the work that is being done. Below is info from the County website regarding permits:

WHAT'S A BUILDING PERMIT?

A building permit gives you legal permission to start construction of a building project in accordance with approved drawings and specifications.

WHEN DO YOU NEED A PERMIT?

The best way to find out if you need a permit is to call your local building department. Discuss your plans with the code official before beginning construction to determine whether you need a permit. Even if a permit is not needed, the code official will answer construction questions and may provide valuable advice.

Contact the City of Westlake Village for any permits you must obtain for your project (i.e., new windows, siding, etc.) **The City of Westlake Village number is 818 706-1613.**

The local Building & Safety office can be contacted as follows:

26600 Agoura Road, Suite 110

Calabasas, CA 91302

Phone: (818) 880-4150

Fax: (818) 880-6279

Office Hours:

Monday through Thursday - 7:00am to 5:30pm

Building and Safety Plan Check:

Monday, Tuesday, Thursday - 7:00am to 11:00am

