

# LAKE SHORE NEWS

March 2018

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*



## BOARD MEETING NEWS

### **FEBRUARY 27TH MEETING:**

- CITY BEAUTIFICATION GRANT
- POOL RE-KEYING BIDS
- POOL #3 UPGRADES

## NEXT BOARD MEETING

**Wednesday, March 28th 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.

## HOME REPAIR COSTS HELP

The City of WLW provides house rehabilitation grants up to \$5,000 for residents. The program is operated with funds available from U.S. Department of HUD. Eligible participants must be the owner and occupant of the home as a principal residence. Several Lakeshore residents are past recipients. Eligible residents may receive grants for repairs. Examples of eligible projects include: water heater replacement, electrical and plumbing repair, handicap accessibility, heating/air conditioning and repair work to correct leaking roofs and siding. Residents are encouraged to call 818-706-1613 for information and to determine eligibility. All residents that meet qualifying guidelines will be added to the current waiting list on a first-come, first-served basis.

## SPRING FORWARD



Although Daylight Savings officially begins on Sunday, March 11th, remember to set your clocks ahead by one hour on Saturday night March 10th so you won't be late on Sunday!!

## IT'S A GREAT TIME TO RE-LANDSCAPE

*(Reprinted from LVMWD The Current Flow)*

If you've been considering a more water-wise landscape, NOW is the time start. By planting in late winter-early spring, your new water-efficient landscape will have time to get established before the heat of summer sets in. Most drought-tolerant plants need water in their early stages to build root systems that draw nutrients and moisture from their surrounding soils. By planting them now, you can also take advantage of any lingering winter rains and help your plants get off to a healthy start.

Wondering what to plant? Download LVMWD's free native plant guide, or pick up a free, printed copy at the headquarters in Calabasas during regular business hours. This colorful catalog has tons of ideas and features plant varieties that will complement your home while saving water and money. Best of all, many home improvement centers, nurseries and garden stores are stocking up on California friendly selections. By getting them off to a good start, your new water-wise gardens will make you happy you reduced or eliminated your water-thirsty turf grass areas.

## ANNUAL SOLICITATION OF STATUTORY OWNER DISCLOSURES

Effective January 1, 2017, pursuant to Civil Code Section 4041, all homeowner associations are required on an annual basis to request all owners to provide the following information to the Lakeshore Community Association. Please complete the enclosed form and return it to Veronica Landeros at The Emmons Company address or via email at vlanderos@emmonsco.net no later than May 1, 2018. Thank you for your cooperation with this process.

# LAKESHORE NEWS

## ARCHTECTORAL 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 purposes of these Architectural Rules are 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.

## St. PATRICK'S DAY CELEBRATION



The Agoura Hills/Calabasas Community Center at 27040 Malibu Hills Road, Calabasas presents a free **St. Patrick's Day Celebration** on Saturday, March 17, 2018 from 11am to 3pm.

Event will feature live music, entertainment, food, activities, contests, games and drawings. Face painting, rock climbing, inflatable rides, rockin' photo shoot and photo booth also on hand. Free use of the center for the day and open to the public.

## NEW SPECTRUM CABLE PHONE NUMBER

For any equipment, billing or service issues, please contact the bulk customer service number at 1-833-697-7328. They will need your street address to access your account. If your problems go unresolved, please contact The Emmons Company for assistance.



## WOOD SIDING CONCERNS

Three of the siding materials used in Lakeshore are wood and the fourth was stucco. Individuality and uniqueness was created by the builder using different colors, materials, roof geometry, front and rear set backs and landscape. Lakeshore's look is unique to townhomes in the area, unlike those that are all the same color, material and shape - the "condo look".

Western Red Cedar Lumber Assoc. and others state the average life span for wood siding is 30 to 50 years. If you still have original 1968 wood siding, plan for replacement soon. More than half of Lakeshore's wood siding has been replaced and the rest are near end of life. The west and south facing sides will be the first to show wear because of direct exposure to the sun's UV rays. Resist the temptation to repaint worn out wood. New paint won't last long if the wood is worn out.

Lakeshore's rules require replacing siding with the same style as the original, i.e. shingles, clapboards, verticals. Several years ago we allowed stucco as a replacement for wood but stopped when it was seen that Lakeshore was starting to take on a "condo" look. We want to preserve the "Lakeshore look."

Materials other than wood are being approved, such as vinyl, composition "engineered" wood, and fiber concrete. However, wood still usually turns out to be most economical. Another consideration is that concrete holds heat from summer's sun while wood does not.

Please inspect your home siding now, ahead of Lakeshore's annual CC&R mandated Walk-Through inspection. See what needs fixing. Many contractors raise their prices during the hot summer months.

**Bonus Tip:** Siding may only be required for two sides depending on what direction your house faces

  
**Happy**  
**St. Patrick's Day**