

LAKE SHORE NEWS

June 2018

Lakeshore Website
www.Lakeshore
communtyoa.com

QUESTIONS OR
CONCERNS?

FEEL FREE TO
CONTACT
THE EMMONS
COMPANY

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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
Veronica Landeros*

BOARD MEETING NEWS



- Satellite Dish Rule Revision
- Smoking Rule for Common Area
- Butterfly Garden

ANNUAL BOARD MEETING

**June 27th at 6:00 pm
at City Hall**

The deadline to submit your ballot by mail is
4 p.m. on 6/27. Ballots will also be
accepted up to 6 p.m. at the meeting.

Agendas are available on the Lakeshore
website four days before a meeting date.

ANNUAL LAKE TOUR UPDATE

The Annual Lake Tour will not take place
this year due to the Westlake
UPDATE Yacht Club facility renovations.

ANNUAL MEETING UPDATE

Every Secret Ballot counts! We must obtain
a quorum of ballots in order to hold the An-
nual Election. If you have misplaced or did
not receive a ballot please call The Emmons
Company at 805-413-1170. Plan on attending
the Annual Meeting. The Annual Meeting
will be held on June 27th at **6:00 p.m. at
Westlake Village City Hall.**

VOTE!

CRIME PREVENTION TIPS

With the recent reports of vehicle and home
break-in's in the surrounding
neighborhoods, here are a few
tips to keep you and your family
safe.



- If you have an alarm system – use it!
- Check locks on all doors and windows.
- Do not hide keys outside your house.
- Do not leave garage openers in your vehicle
when parked in your driveway. A thief may
take the opener and return another time to
enter the home through the garage.
- Remove valuable property or properly stow
it in a location not visible from outside of
the vehicle.
- Install motion sensors and/or sound detect-
ing sockets that plug into light fixtures that
turn on lights when noise or motion is de-
tected.

Contact The Lost Hills Sheriff Department at
(818) 878-1808 or 911 to report suspicious per-
sons or activity.

EDISON & OTHER EXTERIOR LIGHTS

Strings of unshielded bulbs are on sale at the big
box stores and we have had reports of a few of
these in Lakeshore. All members and residents
need to be aware that the City of Westlake Vil-
lage Municipal Code prohibits this type light in
residential areas of the City. Please remember
that all exterior alterations and improvement
require a Lakeshore architectural application.
We are not aware of any approvals having been
given for this type of lighting in the Associa-
tion. Specifically, the City of WLV Code
9.15.030, prohibits strings or strips of lights in-
stalled with exposed hanging wires. Only deco-
rative white lights, with bulbs no larger than
three-eighths of one inch in diameter, which do
not blink or "chase," are permitted.

We ask for your continued compliance and sup-
port for both the City and Association rules that
have served us well and continue to make
Lakeshore a very desirable and attractive area.

LAKESHORE NEWS

PROPOSED OPERATING RULE

Smoking Prohibition in Common Areas

(a) Because of the well-documented negative health effects of second hand tobacco smoke, upon the effective date of this Rules and subject only to the limitations stated herein, smoking of tobacco or any other substance, including vaping, shall be prohibited anywhere with the Project which is designated as a Common Area in the Association's governing documents. Such areas include but are not limited to, greenbelts, sidewalks, streets, swimming pool or other Association amenity.



(b) Failure to comply strictly with (a) shall constitute a nuisance which shall be subject to immediate abatement through an action for injunctive relief to enforce the provisions of the Declaration. In addition to seeking an injunction to enforce the Declaration, the Association's Board of Directors, after notice and a hearing to the Unit Owner, may impose a fine of \$100 for such violation and for each subsequent violation. After the initial hearing to determine whether a violation exists is held and a fine is imposed, subsequent \$100 fines may be imposed without holding a further hearing. In an action to collect fines imposed under this section, the prevailing party shall be entitled to an award of reasonable attorney's fees and costs incurred in the action.

PROPOSED Amended Rule 3.5 Satellite Dishes and Antennas

Change below in *bold italics*.

3.5 Satellite Dishes and Antennas. No antennas are allowed on the exterior of residences, except for satellite dishes, measuring one meter or smaller in diameter.

Choose an installation location least visible from the street and common area. Paint the dish and bracket arm to blend with the background using matte or flat finish, non-metallic paint.

Never get paint on the attached "electronic eye," aka low-noise block feedhorn. Tuck or conceal all cable and wires from view.

Residents or the owner must remove any satellite dishes when vacating the premises.

All installation locations must be preapproved and signed off by the Architectural Committee prior to installation.

SATURDAY CONCERTS IN THE PARK

2018

*Berniece Bennett Park,
31800 Village Center Road*

June 16: "Wanted" Tribute to "Bon Jovi". Food available for purchase from "Middle Feast Food Truck," "Farm and Flame", and "Jersey Dogs."



July 14: "The Long Run" Tribute to "The Eagles". Food available for purchase from "Hang 10 Tacos", "Baby's Badass Burgers Food Truck", and "Farm and Flame Food Truck."

***July 28:** Outdoor screening of "ET" with activities before the movie (Activities begin at 6 p.m. film begins approximately at 8). Food available for purchase from "Farm And Flame".

August 25: "Abba Fab" Tribute to "Abba" Concert. Food available for purchase from "Epic Tacos Food Truck," "Grilled Cheese Truck," and "Middle Feast Food Truck." Food is available for sale from food truck vendors each week. All purchases are cash only. Apollo's Espresso and Shave Ice will be at each event. White Oak Elementary 5th graders will be selling chips, baked goods, beverages, and toys to help support the White Oak PFC. California Kettle Corn will be selling kettle corn for residents to enjoy alongside the music!

All events begin at 7 p.m. with food available for purchase beginning at 6 p.m.

*We would like to wish all the
wonderful dads in Lakeshore a very
Happy Father's Day!!*

