

# LAKE SHORE NEWS

September 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@  
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

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

*Email*

## BOARD MEETING NEWS

### TOPICS DISCUSSED AT THE AUGUST 22ND BOARD MEETING :



- *Approved rule smoking prohibition in common areas*
- *Fall garage sale*

### FUTURE BOARD MEETINGS:

- Rat device reports
- Architectural Committee update

## NEXT BOARD MEETING

**Wednesday, September 26th at 5:30 p.m.**  
**Westlake Village City Hall  
Community Room**

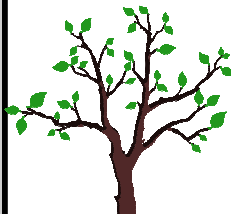
All members are welcome to attend and are not required to arrive at the start time. Agendas are available on the Lakeshore website 4 days before a meeting date.

## 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 Saturday October 20th.**



## TREE REQUESTS



If you have a request concerning any common area trees, please submit a Tree Request Form to the Emmons Company for attention. In order to be considered for the next tree maintenance in the fall, forms should be submitted no later than **September 15, 2018.** Forms are available online at Lakeshore's web site or through the management company.

## PICNIC WAS A SUCCESS

The annual Lakeshore Picnic held on August 12th, was a great success! Lakeshore residents and guests contributed generously to the potluck. Thousand Oaks Dee Jay once again did a fabulous job playing popular favorites that was enjoyed by all! A huge thank you to Terese Schwartz, Francine Foore and all the picnic volunteers for organizing this fun event. *We would like to remind everyone that all residents are welcome to attend the annual picnic next year!*

## CONDOLENCES TO THE FAMILY OF RICHARD DONOHUE

We are sorry to inform you that our dear friend and colleague Richard Donohue passed away on August 18. Richard and his wife Alda lived in Lakeshore since 1983. Richard was very active in our community as a multi-term Board member and Architectural Committee chairman since 2007.

If you ever had the opportunity to engage with Richard in a friendly conversation while strolling our greenbelts or during a discussion of Lakeshore business matters, you know what an engaging, witty, and resourceful individual he was. Incredibly committed to serving our Lakeshore community, he will be greatly missed.

As Richard said himself in his most recent candidate statement:

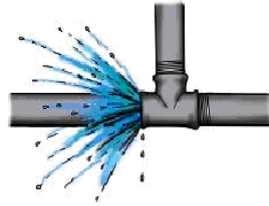
*My work experience has helped me form a vision, based on input from Lakeshore members, contractors, realtors and others who provide feedback on the good and the not-so-good they see here. My direction is based on the goal of making improvements where needed and properly maintaining the rest. We do our best to create a more pleasing place to live that also results in bringing higher home values.*

The Association is in contact with Richard's family, will honor their wishes, and will advise of a service or event to honor Richard.

# LAKE SHORE NEWS

## Lakeshore's Leaking Pipes

Over the past several years several Lakeshore residents have had water leaks and Lakeshore's insurance coverage for water damage like this was terminated.



Can you do anything to prevent these leaks? YES! Have the water pressure that flows through the pipes in your home checked. Call your local handyman or plumber and ask them to **check your water pressure valve annually** to ensure that it is working.

Every home water system is required to have a pressure relief system valve. Typical street pressure readings from Las Virgenes Municipal Water in Lakeshore runs over 100 psi (pounds per square inch.)

A properly working pressure relief valve will reduce the pressure running through the pipes inside your house to about half 50 to 60 psi. Unsafe higher pressure **WILL** cause: water leaks in the copper piping, toilets to run, and dishwashers, washing machines and icemakers to leak, possibly flooding your home.

Get your water pressure checked **NOW** and save both money and inconvenience. Most handymen and plumbers will provide this service **FREE** to regular customers. A replacement valve should cost about \$200 plus installation and last at least 10 years.

## WATER BILLS

Have you noticed your monthly water bill lately?

Most bills run less than \$100. But that's not what your water costs. Most of our water bill is for sanitation and equipment billed as "Service & Readiness to Serve Charges." (That's currently \$76.63 total) before the cost of actual water use, Yes! before you ever turn on your faucet. Your cost for water is likely less than \$25 a month.

It is really amazing how little most Lakeshore residents pay for actual water use. Most homeowners pay less than \$1 a day.



We need to remember this and increase the water to our landscape during hot spells to help keep our landscapes looking good and our trees healthy.

Please, don't waste water but don't stop watering for the wrong reasons. Remember to finish watering before 10 a.m. to avoid evaporation due to the sun's heat. If your water bill ever exceeds \$150 we suggest contacting LVMWD for a FREE audit and leak check at 818-251-2200.

## ADDITIONAL BOARD MEMBERS NEEDED

Your newly elected 2018-2019 Board is looking to fill two additional seats. If you are interested in being considered to serve on the board, please submit a brief candidate statement to the Emmons Co. by mail or by email to [vlanderos@emmonsco.net](mailto:vlanderos@emmonsco.net)

## TRASH HOLIDAYS

Lakeshore's waste management contractor takes holidays each year. Most of us won't remember these dates. Here is a cheat sheet reminder suitable for stapling or fastening to the wall near your trash barrels. When these holidays fall on a Monday or Tuesday your trash collection will be one day later, Wednesday instead of Tuesday.

**January 1 - New Years**

**Memorial Day - last Monday May**

**4th of July - Independence Day**

**Labor Day - First Monday Sept.**

**December 25 - Christmas Day**

## HOLIDAY SCHEDULE

The Emmons Company will be closed Monday, September 3rd in observance of Labor Day.

Have a safe and happy holiday!!

