

LAKE SHORE NEWS

October 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 SEPTEMBER 26TH BOARD MEETING :



- FALL GARAGE SALE
- FALL TREE TRIMMING BID APPROVED
- CITY CELEBRATION

NEXT BOARD MEETING

October 24, 2018

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 on Saturday October 20, 2018 (Saturday only).

POOL HEAT UPDATE

The pools received a lot of use this summer and we'd like to thank our Pool Committee members for their hard work and dedication in ensuring the upkeep of the pool areas! The pool heat will be turned off on Oct.30, 2018 at Pool#1 and Pool #2. The heat at Pool #3 will be turned off on Nov. 15, 2018. Please remember that if you move chairs or tables around to put them back in their original location. Also, please remember to close umbrellas before leaving the area so they don't get blown around during the Santa Ana winds. **Winter Pool Hours are 8:00 a.m. to 5:00 p.m.**



WESTLAKE VILLAGE CITY CELEBRATION

The City Celebration is an annual day-long event that brings the community together at the Westlake Village Civic Center.



This year marks the 16th year of the event and the collaborations with four non-profit organizations and local businesses. Featuring exciting local performances, delicious food, electronic waste collection, document shredding collection, and the popular White Oak Elementary Family Festival, the Westlake Village City Celebration truly offers something for residents of all ages and interests.

The 2018 City Celebration is scheduled for Saturday, October 20th from 3:00 PM - 8:00 PM.

For more information, please go to:

<https://www.wlv.org/229/City-Celebration>

STREET SWEEPING

Leaves are falling in Lakeshore and most of them will eventually end up on our lanes.

Moving your cars off the roadway on Thursdays is especially important from now until the first of the year.

We usually see the sweeper in Lakeshore every Thursday between 10 and 2 except for holidays when they sweep on Friday.

If you have visitors or tradesmen please ask them to park in the driveway. If street parking is necessary please sweep the gutter debris to twenty feet ahead or behind the parked vehicle. Or just pick it up and put it in the trash.

Any leaves or debris on our streets that can't be swept up will eventually end up in our lake. Thank you for helping to keep up Lakeshore's wonderfully pristine appearance and keeping our lake healthy.



LAKE SHORE NEWS

ARCHITECTURAL APPROVAL

Lakeshore CC&Rs require an architectural application and approval for the following:

- Exterior Paint, Siding
- New Roof
- Umbrellas, Awnings
- Windows, Doors, Fences
- Any other exterior house changes



- ⇒ The only approved roof tile is Boral Duralite Saxony 600 shake in walnut
- ⇒ Air conditioner compressors must be screened.
- ⇒ Tenants and homeowners must notify their gardeners and contractors that landscape & construction hours in Lakeshore are Mondays - Fridays from 7 am to 5 pm and Saturdays 8am to 5pm. No exterior work on Sundays.
- ⇒ Owners performing their own work must also abide by these same rules and work hours. There is a WLV Municipal code in addition to the Lakeshore rules.

PET REMINDERS



Per City Code and Association CC&Rs, when walking your pet through the neighborhood, animals must be *kept on a leash at all times*. It is also your responsibility to clean up after your pets! When taking your

beloved pets for a walk remember to go armed, take plastic bags with you so you can clean up and dispose of the droppings properly. **For anyone experiencing problems with a neighbor's dog, we recommend that you contact Los Angeles County Animal Control at (818) 991-0071. All complaints should be filed with them.**

NEW APPROVED SMOKING RULE

8.7 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 within the following Project Common Areas, which are so designated within Association governing documents; swimming pools, boat docks, beaches, or other Association amenity, except greenbelts.

Rats in Lakeshore?

Rats in Lakeshore? Yes. Two different types live here. Sewer rats, aka browns or Norwegian, and roof rats. They are here because residents provide lots of appealing food and drink for rats. They can nap and spend the days in our warm garages, attics and certain trees and bushes, especially Italian Cypress and Junipers, while feeding mainly at night.



Lakeshore's exterminator, Ventura Pest Control, tells us the following about controlling our rat population:

- Get rid of the number one source of rodent food, bird feeders. Rats love seeds.
- Feed all pets indoors.
- Trim all fruit trees and remove ripe fruit
- Trim all trees 3 feet away from house
- Trim ground cover 12 inches from house

Rats need one ounce of water per day plus food and a place to hide. You need to do your part to discourage these rodents from occupying and reproducing in Lakeshore. Compliance with these rules is based on **Lakeshore Rules & Regulations § 4.2: Members shall keep their lots, residences and all improvements clean and sanitary.**

If you enjoy seeing birds in your yard, consider a hummingbird feeder and also a bird bath. Locate feeders and baths at least three feet from bushes or trees to keep predators out. And if you use a stand, please use metal not wood to prevent climbing by rats, squirrels and raccoons who are eager to share.

We look forward to your assistance in helping the Association control these disease carrying rodents, who can also cause severe damage to wiring in both our homes and vehicles as well as to siding and roofs. Lakeshore does it's part by having non-poisonous bait stations

