

LAKE SHORE NEWS

November 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:
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
Veronica Flanderos*

BOARD MEETING NEWS

TOPICS DISCUSSED AT THE OCTOBER 24TH BOARD MEETING :

- **POOL RENOVATIONS
DISCUSSED FOR POOL #3
IN 2019.**
- **ADDITION OF ADDITIONAL
GREENBELD LIGHTS BASED ON
MEMBER FEEDBACK.**
- **RE-KEYING POOL/GATE LOCKS**



NEXT BOARD MEETING

Thursday, December 6, 2018 at
5:30 p.m.

Westlake Village City Hall
Community Room

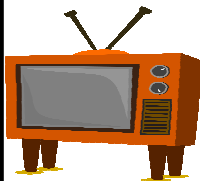
All members are welcome to attend and are
not required to arrive at the start time.
Agendas are available on the Lakeshore
website 4 days before a meeting date.

HOLIDAY SCHEDULE

The Emmons Co. will be closed Thursday,
November 22nd and Friday, November 23rd in
observance of the Thanksgiving Holiday. We
wish everyone a safe and happy holiday!!

SPECTRUM CABLE

For any equipment, billing or service issues,
please contact the bulk cus-
tomer service number at 833-
697-7328. They will need
your street address to access
your account.



If your problems go unresolved, please con-
tact The Emmons Company for assistance.

HOLIDAY DECORATIONS

We look forward to seeing everyone's holiday
decorations. Just a reminder that per
Lakeshore's Rules & Regulations, Holiday
lighting is allowed between dusk and 11:00
p.m. starting after Thanksgiving. Holiday dec-
orations should be removed by January 18,
2019.



RENTING YOUR RESIDENCE

If you are currently renting out
or are planning on renting out
your Lakeshore home, please
be reminded that Rules &
Regulation 10.1 states that no
member may lease less than the entire Resi-
dence nor lease for an initial term of less than
six (6) months. That means your house can-
not be rented through Airbnb, VRBO or any
other short term rental company. Also, a ten-
ant registration form must be submitted to the
Emmons Company and a copy of the Rules &
Regulations will need to be provided to the
renter.



FALL BACK

On Sunday, November
4th (the first Sunday in
November) at 2 a.m.,
Daylight Saving Time
ends in the United
States. So before you go

to bed Saturday night, make sure you "fall
back" by setting your clocks back one hour
and thus returning to standard time. Local
fire agencies recommend changing batteries
in smoke detectors and checking your fire ex-
tinguishers when clock times are changed. In
addition, check your emergency supply kit to
make sure it is fully stocked and ready.



LAKE SHORE NEWS

WHY RAIN GUTTERS ARE SO IMPORTANT

Rain gutters are meant to gather and direct water that flows down the roof towards downspouts leading to the ground. Gutters help eliminate destruction that unabated rainwater causes to windows, siding, flowerbeds, lawns and landscaping. But, rain gutters need to be free of debris, leaves and tree branches to work efficiently. It's time to call your favorite handyman if leaves and pine needles fall on your roof.



Gutters also need to be wide enough to catch the water when it is raging off your roof during a downpour. When Lakeshore switched from cedar to concrete roof tiles the new tiles extended further out from the roof. The distance from the edge of the roof tile is now often insufficient to allow rain water to enter the gutter and it just flies airborne over the gutter and onto whatever lies below. The solution is a wider gutter, typically a six inch wide gutter.

Cleaning gutters should be a maintenance task that you do once to twice a year before and during the rainy season. Many Lakeshore gutters are clogged with debris right now. Remember, November kicks off our rainy season through the end of March. Now is the time to clean gutters. If Santa Ana winds blow any remaining leaves around in December you may need to clean twice some years.

If your front yard or atrium gets soggy during the rainy season consider adding a drain from the house to the street. PVC pipe can be used and buried underground to carry water away from your front area to the street.

SOME ENERGY CONSERVATION TIPS

- Check and clean your refrigerator coils. Dirty coils make your refrigerator work harder
- Replace old incandescent bulbs with compact fluorescents– they last up to 8 times longer and use up to 70% less energy
- During the summer use ceiling or floor fans instead of the air conditioning.
- During the winter, keep the furnace thermostat at 55° at night, or when the home is unoccupied.

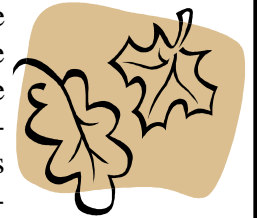
SAFETY TIPS FOR POWER OUTAGES

Occasionally we can experience extended power outages. Here are some safety tips that may be useful in case Lakeshore experiences any outages:

- Use a battery-operated flashlight instead of candles, which may create a fire hazard
- Keep a battery-operated radio available for news and information
- Turn off all appliances and equipment, except one light to signal when the electricity is restored
- Do not use equipment designed for outdoor cooking indoors– the fumes may be dangerous
- Minimize driving in an outage area and be particularly careful at all intersections

LANDSCAPE DEBRIS

Please do not blow or cut and leave flowers and debris in the Lakeshore greenbelts or into the streets. Please remind your gardeners of our Rules and Regulations which state: "Grass clippings, garden debris, etc., may not be swept, blown or washed into the street, gutters or neighboring properties or common area."



TRASH HOLIDAYS

- **January 1 - New Years**
- **Memorial Day - last Monday May**
- **4th of July - Independence Day**
- **Labor Day - First Monday Sept.**
- **Thanksgiving - Fourth Thurs. Nov.**
- **December 25 - Christmas Day**

Did you put your trash out a day too early? Here's the rule:

Trash day is Tuesday. Put **trash out after 5 pm Monday night or Tuesday morning.**

When holidays are on **Monday or Tuesday,** trash collection is **Wednesday** instead of Tuesday.

