

LAKE SHORE NEWS



August 2019

Lakeshore Website
www.Lakeshore
communityhoa.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:
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By Mail:
P.O. Box 5098
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*Have a topic you
would like to see in
the newsletter?
Email*



BOARD MEETING NEWS

JULY 24TH BOARD MEETING

HIGHLIGHTS :

- POOL RE-KEYING
- RESERVE STUDY CONTRACT
- ANNUAL AUDIT BIDS

NEXT BOARD MEETING

Wednesday, August 28th at 5:30 p.m.
Westlake Village City Hall
31200 Oak Crest Drive
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.

NATIONAL NIGHT OUT

August 6, 2019– 5:30 p.m. to 7:30 p.m.

Join the Lost Hills Sheriff's Deputies and your neighbors at Westlake Village's third annual National Night Out event.



Come out and build community camaraderie, meet your local public safety personnel, and learn about some of the great things going on in the City of Westlake Village. The event will be taking place at Berniece Bennett Park (31800 Village Center Rd, Westlake Village, CA 91361) from 5:30pm to 7:30pm. Feel Free to bring a picnic to the park.

Local participants will be the Lost Hills Sheriff's Department with their search and rescue truck, horse posse and miniature horses. In addition there will be LA County Animal Control, Volunteers on Patrol (VIP), Disaster Response Team (DRT), and Neighborhood Watch.

ARCHITECTURAL 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.

RE-KEYING OF THE POOLS

As a reminder the Board of Directors has decided to re-key the pools, paddle tennis court and gate to The Landing for safety reasons. The locks have been changed effective July 29, 2019. Keys can now be picked up at The Emmons Company.

For all tenants, please make sure you have written authorization from your landlord.

No keys will be issued for tenants without this information. There will be one key per household given.

LAKESHORE NEWS

ATTRACTIVE LAKESHORE LANDSCAPE

Have you increased the water for your plants? The upcoming months will continue to be hot and both you and your plants will require more water to look their best. Lakeshore's roses, lilies, geraniums, irises, daisies and grasses can be seen all over and they are glorious. But where did all those weeds come from? Some weeds are growing faster than the flowers. Please cut back any new growth that is getting out of control and tend to weeds soon. And remember to keep those bushes and plants from overhanging or encroaching onto the public sidewalks. We often see double-wide baby strollers and groups of walkers that require almost the entire width of the sidewalk to avoid going off the curb. Please keep our sidewalks safe for walkers. Let's all help to keep Lakeshore safe and looking its best.



BROKEN SPRINKLERS

If you see a broken sprinkler in the common area as you're walking or driving through the neighborhood we ask that you call the office and report it. The irrigation runs in cycles and sometimes it remains undetected for a period of time.



So if you see an area with a broken sprinkler, please call it in to The Emmons Company at 805-413-1170.

Also be sure to regularly check your own sprinklers for broken pipes or leaking.

ROSE BLOSSOM TIME

This has been an ideal year for Lakeshore's many colorful and fragrant rose varieties. Our roses put on an amazing and dazzling display. We welcome all residents to cut a few rose blooms and take a beautiful bouquet back to your homes from the Association's plants on our attractive common areas. Please don't pick members roses from inside rear fences or front yards.



And remember to cut, don't break the stems. *You can also help us out by deadheading any spent blooms that you see close by.*

LEAF BLOWER RULES

Warm weather is here and more of us have our windows open during the day. The sound of leaf blowers and even worse their dust and fumes becomes a concern and can be a real nuisance. Please be sensitive to your neighbors when using leaf blowers.

Please remind your gardeners of the following rules and be sure to follow them yourself. Other HOAs have different rules so it is up to you to inform your gardener of the correct Lakeshore rules.

The City of Westlake Village guidelines for the use of leaf blowers, which Lakeshore currently observes, are as follows: Hours of Operation: Between the hours of 7:00 am to 4:00 pm, Monday through Friday, and 8:00 am to 4:00 pm on Saturday.

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- No leaf blowers on Sundays or legal holidays.
- Do not blow debris onto neighboring property, common areas, or City streets. All debris must be cleaned from City streets and gutters immediately.
- Direct blowers away from the lake. Do not blow debris into lake under any circumstances.

LANDSCAPE REQUEST FORM

If you have any landscape requests for the common areas, please fill out and submit a Landscape Request Form. It is available on the Lakeshore website under "Forms" or by contacting The Emmons Company. This would be for any landscape requests concerning the common areas such as requests for new plantings or replacing existing vegetation. The request will be forwarded to the Landscape Committee for review and a response. Please don't confuse this with the Tree Request Form which applies to any tree related request and is handled by the Tree Committee. The Tree Request Form can also be found on the Lakeshore website.

POOL HOURS

Summer Hours are 8 a.m. to 10 p.m.
Memorial Day thru Halloween

Winter Hours are 8 a.m. to 5 p.m.