

LAKE SHORE NEWS

February 2020

Lakeshore Website
www.Lakeshore
communityhoa.com

QUESTIONS OR
CONCERNS?

FEEL FREE TO
CONTACT
THE EMMONS
COMPANY

MANAGER:
Michele Brooks
mbrooks@
emmonsco.net

CUSTOMER
SERVICE:
Veronica
Landeros
vlanderos@
emmonsco.net

BOOKKEEPER:
Ellen Henderson
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 JANUARY 22ND MEETING:

- VOLLEYBALL NET
REPLACEMENT BID APPROVED
- NEW ELECTION RULES
- 2020 CALENDAR



NEXT BOARD MEETING

Tuesday February 25th at 5:30 p.m.
Westlake Village City Hall
Community Room

Agendas are available on the Lakeshore web-
site four days before a meeting date.

HOLIDAY SCHEDULE



The Emmons Co. will be closed
Monday, Feb 17th in observance
of President's Day.

VOLUNTEERS NEEDED

Like to get involved?

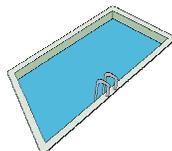
Volunteers are needed to
serve on the Lakeshore Ar-
chitectural Committee.
The hard work and com-
mitment of the committee
members helps to maintain
both the beauty and property values of our
Lakeshore community.



To volunteer to serve on a committee, please
contact Veronica Landeros at
vlanderos@emmonsco.net.

POOL HOURS

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



WOOD SIDING

Three of the siding materials used in
Lakeshore are wood and the fourth was stuc-
co. Individuality and uniqueness was created
by the builder using different colors, materi-
als, roof geometry, front and rear set backs
and landscape. Lakeshore's look is unique to
townhomes in the area, unlike those that are
all the same color, material and shape - the
"condo look".

Western Red Cedar Lumber Assoc. and oth-
ers state the average life span for wood siding
is 30 to 50 years. If you still have original
1968 wood siding, plan for replacement soon.
More than half of Lakeshore's wood siding
has been replaced and the rest are near end of
life. The west and south facing sides will be
the first to show wear because of direct expo-
sure to the sun's UV rays. Resist the tempta-
tion to repaint worn out wood. New paint
won't last long if the wood is worn out.

Lakeshore's rules require replacing siding
with the same style as the original, i.e. shin-
gles, clapboards, verticals. Several years ago
we allowed stucco as a replacement for wood
but stopped when it was seen that Lakeshore
was starting to take on a "condo" look. We
want to preserve the "Lakeshore look."

Materials other than wood are being ap-
proved, such as vinyl, composition
"engineered" wood, and fiber concrete. How-
ever, wood still usually turns out to be most
economical. Another consideration is that
concrete holds heat from summer's sun while
wood does not.

Please take a moment to inspect the siding on
your home. See what needs fixing. Many con-
tractors raise their prices during the hot sum-
mer months.

Bonus Tip: Siding may only be required for
two sides depending on what direction your
house faces

LAKE SHORE NEWS

DID YOU DROP SOMETHING?



Dog feces is a serious health problem. Why? It contains disease-carrying bacteria that can make people and pets sick and it will also end up polluting our lake. Please carry a bag or utilize the dog station bags to pick up after your dog. You may have noticed that to keep our community looking its best, Lakeshore has strategically placed bag dispensers and trash receptacles on our property. Lakeshore residents walk pets on our paths and greenbelts. If you observe people without a doggie bag we would appreciate it if you would make them aware of the bags that we provide for those who come unprepared. Please make sure you properly dispose of bags and do not just throw them onto the ground. Picking up after your dog may also help with reducing rat activity. Per Ventura Pest Control, rats are mainly attracted to pet food and water; however, given the opportunity, there's not anything off limits for their consumption.

EVENING & SUNDAY WORK



One of Lakeshore's major complaints, as more of us have windows open or are sitting outside, is noise from exterior work after 5 p.m. Monday through Saturday or on Sundays. Lakeshore's rules prohibit construction noise, even by the homeowner themselves, on Sunday and after 5 p.m. This *includes all gardening power equipment*. Please be a good neighbor and obey the rules and stop the noise. Keep your radio volume down at all times so that only you can hear your favorite talk show or music station.

If you hear construction or loud noise on Sunday or after 7 p.m. M-Sat. please call the L.A. County Sheriff at 818-878-1808. Otherwise call The Emmons Co. Thank you for helping to keep Lakeshore a relaxing and peaceful community.

FRIENDLY REMINDERS

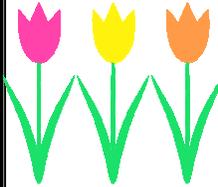
Are your holiday lights and/or decorations still out? Don't forget that decorations must be removed now. If you haven't had a chance to remove them please take time to do so.

NEW COMMUNICATION LAW— REMINDER

Thanks to the new law, SB323 that was passed on **January 1, 2020**, homeowners now have the option of requesting a **membership list** which now will have not only homeowners names and addresses, but **email addresses** as well. This will allow any resident of your community to contact you via email with any information they choose. Should you wish for your information, including email address not to be provided to the community, we need you to **fill out an 'opt out' form**. **Should you wish to Opt Out** be sure to complete the form and return it to Veronica Landeros at vlандeros@emmonsco.net.

The Opt Out Form can be found on the Lakeshore website.

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.

HAPPY
Valentine's
Day