

LAKE SHORE NEWS

May 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

APRIL 22TH MEETING:

- Increased security foot patrol
- Pool 3 refurbishment updates



NEXT BOARD MEETING

Wednesday, May 27th at 5:30 p.m.
Via Telephone Conference

All members are welcome to participate.

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

HOLIDAY SCHEDULE

The Emmons Company will be
closed May 27th in observance of
Memorial Day. Have a safe and
happy holiday!



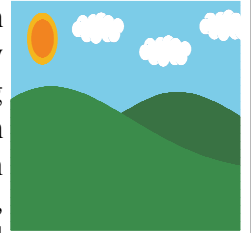
PATROL SERVICES UPDATE

In response to concerns recently communi-
cated by Members regarding a significant
increase in common area rule infractions, as
well as increased trespassing by non-
Members, the Board has agreed to supple-
ment, on a trial basis through the end of
May 2020, our existing patrol service with
Secural Security Corporation for randomly
scheduled four-hour foot patrols.

The Board has determined this additional
service to be a prudent step in support of a
safe community, compliance with
Lakeshore CC&R's, rules and regulations,
and the mitigation of associated liability
risk to the Association. If you have any
questions or concerns please contact Veron-
ica Landeros at vlanderos@emmonsco.net.

GREENBELT ETIQUETTE

Spring is upon us and with
the warmer weather many
residents are spending
more time outdoors. With
the increase in pedestrian
activity on our greenbelts,
we would like to remind
residents of the greenbelt rules:

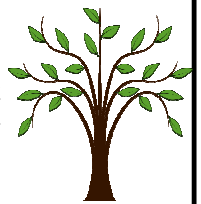


- ◆ Guests must be accompanied by Members
whenever the guests use the Association's
recreational facilities.
- ◆ Residents must provide adult supervision
for minors who reside in their residence or
are guests who use the Association's rec-
reational facilities or common areas.
- ◆ Skateboarding, roller skating/blading,
bicycling, scooters skateboards, or using
motorized vehicles on the walkways or
the grass areas is not permitted.

Please remember to be considerate of the sur-
rounding neighbors when using the common
areas.

TREE REQUESTS

If you have a request concern-
ing any common area trees,
please submit a Tree Request
Form to the Tree Committee for
attention in order to be consid-
ered for the next tree mainte-
nance.



Tree Request Forms are available on-
line at Lakeshore's web site or through the
management company by contacting Veroni-
ca Landeros at vlanderos@emmonsco.net or
805 417-1130



LAKESHORE NEWS

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.**



ANNUAL WALK-THROUGH INSPECTION



We want to advise all Lakeshore residents, especially those who are new to our Association, that the **Walk Through-Inspection** will begin in June. In compliance with our CC&Rs, an annual check of the general maintenance and exterior compliance (including the side of homes facing the lake.) of all 284 Lakeshore homes is required. Any issues will be reported to The Emmons Co. who will notify you by mail if corrections are required.

Now is a great time, to do your own inspection. Look for any needed exterior repair or painting plus any landscape that needs trimming, planting or weeding. Take care of these issues now and don't be surprised by a Walk-Through notice. The inspection list includes: paint, siding, stained or cracked driveways, weeds, landscape, plant material intruding onto or over sidewalks or common areas, carports used for storage, rotted or broken fences and unscreened HVAC units.

If you want to make some exterior improvements that go beyond general maintenance, please submit an architectural application *prior to* making any changes. Forms are available on-line at Lakeshore's web site or through the management company. If you need an architectural application please contact Veronica Landeros at vlanderos@emmonsco.net

COVID-19 AND SAFETY FOR OUR SENIORS

Seniors are the top priority at **Senior Concerns**, a private nonprofit organization located in Thousand Oaks and serving eastern Ventura County and western Los Angeles County.

While everyone is being asked to **Stay-At-Home** during this time, it is even more important for seniors in our community to shelter in place for their own health and safety. **Senior Concerns** provides valuable services to help make your **Stay-At-Home** experience easier.

WE ARE HERE TO HELP! Please call us for:

- ◇ Weekly grocery shopping, or as needed prescription pickup, by an appointed volunteer, who will deliver your items to you with "no contact" delivery. You reimburse for the cost of items, with no additional fees.
- ◇ Freshly prepared meals delivered to your home through our Meals On Wheels Program.
- ◇ Periodic supplemental food, toiletries, paper goods, water, etc. from our pantry - provided and delivered at no cost.

All services—excluding Meals On Wheels, are provided *free of charge*. Meals On Wheels scholarships are available.

Senior Concerns' service area includes Simi Valley, Moorpark, Thousand Oaks, Newbury Park, Westlake Village, Oak Park and Agoura.

Please note: Senior Concerns' Meals On Wheels service area is limited. If you are not located in our service area, we will connect you with the Meals On Wheels provider in your city.

For more information for any of our services, please contact **Senior Concerns at 805-497-0189** or by email at info@seniorconcerns.org.

We would like to wish all the wonderful moms in Lakeshore a very Happy Mother's Day!!

