

LAKE SHORE NEWS

July 2020

Lakeshore Website
www.Lakeshore
communityhoa.com

QUESTIONS OR
CONCERNS?

FEEL FREE TO
CONTACT
THE EMMONS
COMPANY

MANAGER:
Michele Brooks
mbrooks@
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CUSTOMER
SERVICE:
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vlanderos@
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BOOKKEEPER:
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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:
(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
Michele Brooks*



BOARD MEETING NEWS

TOPICS DISCUSSED AT THE
JUNE 24TH ANNUAL
MEETING:

- 2020-2021 Budget Approved.

NEXT BOARD MEETING

Adjourned Annual Meeting
Wednesday, July 22nd at 5:30pm
via Zoom

All members are welcome to attend.
Agendas will be available on the Lakeshore
website four days before a meeting date.

ANNUAL MEETING UPDATE

The June 24, 2020 Annual Meeting required a quorum of 143 ballots. Quorum was not received by the 2:30 p.m. deadline; therefore, the ballots were not opened and the **Annual Meeting** was adjourned and rescheduled for **July 22, 2020 at 5:30 p.m.** Zoom call-in information will be on the July meeting agenda.

Prior to the Annual meeting, ballots will be opened and tallied by the Inspector of Elections. Members can view the ballot opening and tallying of the votes via Zoom at 4:00 p.m. on July 22nd. *In order to view the ballot opening you will need to log into Zoom.us OR have the Zoom App.* To access, enter Meeting ID: 929 5309 7915 in Zoom. Viewing of the ballot opening is optional. This is not a meeting nor is it interactive (audio is not required.) Ballots must be received by The Inspector of Elections at the address preprinted on the goldenrod envelope (not The Emmons Company) by 3:30 p.m. on July 22nd in order to be counted. Postmark dates will not be considered; therefore, allow enough mail time for your ballot to be received by the deadline.

If you have already voted, please do not submit another ballot, your original ballot will be counted. If you have not already voted and have misplaced your ballot, please contact Veronica at vlanderos@emmonsco.net or call 805 413-1170.

Note: Once mailed, ballots cannot be revoked.

ANNUAL WALK-THROUGH INSPECTION REMINDER



As a reminder, we want to advise all Lakeshore residents, especially those who are new to our Association, that the Walk Through-Inspection will begin in July. 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 so you won'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. Architectural Applications are available on Lakeshore's website or by contacting Veronica Landeros at The Emmons Company via email: vlanderos@emmonsco.net or phone.

HOLIDAY SCHEDULE

The Emmons Company will be closed Friday July 3, 2020 in observance of Independence Day. We wish you all a safe and happy holiday!



LAKESHORE NEWS

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.

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 Lakeshore provides 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.

We appreciate your assistance 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.

PROPOSED Revised Slip Agreement - Section 8 - No Dock Alterations

Existing (8.) No Dock Alterations states:

Permittee shall make no addition or alteration of the dock or slip whatsoever, nor commercial use thereof as to any boat whatsoever, nor store flammable materials thereon, nor set any fire thereon. All boats shall be secured safely to the dock whenever unoccupied; no boat shall be beached, kept on shore, or be left unattended while anchored. The dock shall be kept clear of all equipment not currently in use. The slip and adjacent dock shall be kept free of debris. All boats on the Lake shall be kept in good working order and attractive condition.

Proposed (8) No Dock Alterations states:

Permittee shall make no addition or alteration of the dock or slip whatsoever, nor commercial use thereof as to any boat whatsoever, nor store **ANY MATERIALS, INCLUDING FLAMMABLE**, thereon or set any fire thereon. All boats shall be **LODGED IN THE WATER, AND SECURED SAFELY** to the dock whenever unoccupied; no boat shall be beached, kept on shore, or be left unattended while anchored **AWAY FROM THE DOCK**. The dock shall be kept clear of all equipment **OR BOAT ASSOCIATED MATERIALS** not currently in use. **AS A SAFETY PRECAUTION**, the slip and adjacent dock shall be kept free of debris. All boats on the Lake shall be kept in good working order and attractive condition.

POOL UPDATE

As a reminder, the pools remain closed at this time. Although L.A County has allowed the re-opening of pools there are several guidelines and restrictions in order to comply and avoid penalties and fines. Along with the added expenses there is also a potential liability as we have been advised that the Association's insurance policy will not cover any claims pertaining to COVID-19 as viruses are an exclusion of the policy. The Board will continue to review the changing guidelines within the COVID-19 restriction to determine when the pool can be safely re-opened. Thank you for your patience and cooperation.

