

LAKESHORE NEWS

December 2020

Lakeshore Website
www.Lakeshore
communttyhoa.com

QUESTIONS OR
CONCERNS?

FEEL FREE TO
CONTACT
THE EMMONS
COMPANY

MANAGER:
Michele Brooks
mbrooks@
emmonsco.net

CUSTOMER
SERVICE:
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
Veronica Landeros*

NEXT BOARD MEETING

Wednesday December 30, 2020 @ 5:30 p.m.
Via Phone/Video Conference

All members are welcome to attend!
Agendas posted on the Lakeshore website 4
days prior to meeting.

HOLIDAY SCHEDULE

The **Emmons Company** will be closed for the
Holidays on **Thursday & Friday December
24th & 25th and Thursday & Friday, Decem-
ber 31 & January 1st.**

*We wish you all a safe and happy
holiday!!*

RODENT UPDATE

Lakeshore's new rodent reduction program has
proven to be very successful so far with over
50 rats removed from traps each month.

Some Rat Facts to keep in mind:

- Rats reproduce in warm weather, 6x's a year with 4-8 pups each time.
- Rats live for 2 years
- Rats transmit disease: Leptospirosis, murine, Typhus, Parasites.
- Rats transmit fleas and mites on pets.
- Rats chew on electrical wires which can cause house electrical shorts and/or fires in homes

Some Helpful Tips for Keeping the Rats Away:

Keep rats from your home/attics with: peppermint, castor and citronella oils. One homeowner places Irish Spring soap in their attic to drive rats away and reports it works well. Also, to prevent damage to car wires, place Irish Spring soap under the hood and under the dash to prevent rats from eating the electrical wires.

We would like to reassure homeowners that no poison is being used! Instead, a nontoxic gel attractant is placed in the traps.

As a reminder, please not touch the traps or try to move them. If you have an issue with a trap, email terry.louise@verizon.net so that your concern can be addressed.

PROPOSED RULE CHANGE

At the 11/25 Meeting, the Board approved sending a proposed rule amendment to the membership for the required 28-day review & comment period. The purpose amending rule Renting Your Residence Sec. 10.1 is to establish a minimum rental term of 30 days in compliance with Civil Code Section 4741: *Term of Lease: No Member shall lease his or her Residence, nor any Accessory Dwelling Unit or Jr. Accessory Dwelling Unit, for an initial term of less than thirty (30) days. All other provisions of Article 8, Sections 8.2-8.9 of the Declaration shall remain in full force and effect and shall be deemed incorporated by reference in this operating rule.*

COVID-19 & SAFETY FOR 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. **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. **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

LAKESHORE NEWS

PREPARE FOR THE RAINY SEASON



To help minimize the chance of leaks during the rainy season, please take the time to check and clean your gutters. Proper drainage is essential to prevent major problems in the future.

The water companies are also encouraging residents to conserve water by turning off your automatic outdoor irrigation systems when it rains.

ARCHTECTURAL 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.

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. Forward your completed request by email to vlanderos@emmonsco.net. 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.

WLTV CITY COVID-19 INFO HUB

The City has launched a new information hub related to the COVID-19 emergency. You'll find everything here related to the emergency such as information on Public Health Orders, business/employee recovery, grocers and pharmacies, videos, and more For more information please visit: <https://readywlv.org/>

BE EXTRA CAREFUL!

As the holiday season approaches, please be extra careful when out and about.

Some Helpful Safety Tips:

- Conceal your valuables in the trunk of your vehicle prior to arriving at your destination – Do not do it in the parking lot.
- Always roll up all windows and lock your vehicle doors.
- Do not leave your wallet, purse, backpack, holiday shopping bags or any other possessions unattended while away from your vehicle.

HOLIDAY DECORATIONS



We look forward to seeing everyone's holiday decorations! Just a reminder that per Lakeshore's Rules & Regulations, Holiday lighting is allowed to be turned on between dusk and 11:00 p.m. starting after Thanksgiving. Holiday decorations should be removed by January 10, 2021.

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**

Holiday on Monday or Tuesday? Collection day is Wednesday not Tuesday. Please cut and post the above holiday dates near to your trash barrels as a quick reminder. **Here's the Rule:** Lakeshore's trash day is Tuesday. Please put your trash out after 5 p.m. Monday night or on Tuesday morning and remove from the curb by trash day evening.

