

# LAKE SHORE NEWS

June 2021

Lakeshore Website  
www.Lakeshore  
communitryhoa.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  
Veronica Landeros*

## BOARD MEETING NEWS



- 2021/2022 Budget Approved
- Rodent update

## ANNUAL BOARD MEETING

**June 23rd at 5:30 pm  
Via Telephone Conference**

In order to be counted, your ballot must be received by the Inspector of Elections via mail no later than 2:30 pm on 6/23.

Agendas will be available on the Lakeshore website four days before the meeting date.

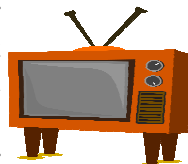
## ANNUAL MEETING UPDATE



Every Secret Ballot counts! We must obtain a quorum of ballots in order to hold the Annual Election. If you have misplaced or did not receive a ballot please call The Emmons Company at 805-413-1170. Plan on attending the Annual Meeting. The Annual Meeting will be held on June 23rd at **5:30 p.m. via telephone conference**

## SPECTRUM CABLE

For any equipment, billing or service issues, please contact the bulk customer service number at 833-697-7328. They will need your street address to access your account.



If your problems go unresolved, please contact The Emmons Company for assistance.

## BOARD MEETING— MEMBER COMMENTS

The General HOA meetings are held on the 4th Wednesday of each month at 5:30pm. Homeowners are welcome to attend the meetings which are currently being held on Zoom.

The Agenda has always allowed for an opportunity for 3-minute "Homeowner Comments" at the end of the meeting, but the Board of Directors has not added a second opportunity for homeowners to speak. This will be at the beginning of the meeting, probably about 5-10 minutes after it begins.

The Zoom invitation and information for attending meetings will be on the Agenda posted on the Lakeshore website 4 days prior to the meeting. Sign-in information is also available by calling The Emmons Co or by emailing vlanderos@emmonsco.net. Please feel free to join us and be a part of this important process that governs your community. We welcome your questions, ideas, suggestions, and concerns.



## 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.



# LAKESHORE NEWS

## 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 the following:

- **Paint**
- **Siding**
- **Stained and/ or cracked driveways**
- **Weeds**
- **Landscape**
- **Plant material intruding onto or over sidewalks or common areas**
- **Carports used for storage**
- **Rotted or broken fences**
- **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](mailto:vlanderos@emmonsco.net)

## STREET SWEEPING

Street sweeping takes place every **other week on Thursdays**. For the month of June street sweeping will take place on the 10th & 24th for Lakeshore. Moving your cars off the street on cleaning days is especially important to allow proper cleaning. If you have visitors or contractors please ask them to park in your driveway. If street parking is necessary, please sweep the gutter debris to twenty feet ahead or behind the parked vehicle. For additional information on this service, please contact City Hall at (818)706-1613.



## TRASH CAN REMINDER



No resident shall place their trash containers so as to be visible from neighboring Lots except for the purpose of trash collection and then only for the shortest reasonable time to effect such collection. **Trash containers shall be placed at your curb no earlier than 5 p.m. the day prior to collection and returned to your premises and stored out of view by 8 a.m. the day following collection.** **As a reminder please do not over fill your trash and/ or recycle bin.** Please do not leave trash overflow on the side or top of the trash cans as the trash company will not remove the excess. Please properly dispose of any construction materials .

## TRASH HOLIDAYS

Lakeshore's waste management contractor takes holidays each year. Most of us won't remember these dates. When these holidays fall on a Monday or Tuesday your trash collection will be one day later, Wednesday instead of Tuesday.

January 1 - New Years

Memorial Day - last Monday May

4th of July - Independence Day

Labor Day - First Monday Sept.

*We would like to wish all the wonderful dads in Lakeshore a very Happy Father's Day!*

