

LAKE SHORE NEWS

August 2021

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@
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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.

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

JULY 28TH BOARD MEETING HIGHLIGHTS

- ◆ Community Garage Sale -
Oct. 16
- ◆ New Pool Furniture Bids Approved
-Pools 2 & 3
- ◆ Common Area Tree Trimming
Starting on Aug 8

NEXT BOARD MEETING

**Wednesday, August 25th at 5:30 p.m.
Via Zoom video/telephone conference**

All members are welcome to attend and are
not required to arrive at the start time.

Agendas are available on the Lakeshore
website 4 days before a meeting date.

GARAGE SALE TIME

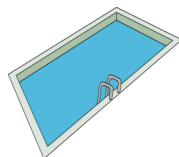
It's that time again— time to clean out your
closets and get ready to make some serious
money!

The neighborhood
garage sale will be
held on Saturday
October 16, 2021
(Saturday only)
from 8am -3pm.



POOL HOURS

All 3 pools are open!!
Summer Pool Hours are
8 a.m. to 10p.m.



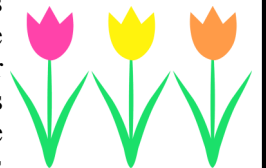
LANDSCAPE COMMITTEE NEWS

The Lakeshore Landscape Committee is made
up of 4 new volunteers, 2 continuing members,
and new leadership. This article is to keep our
homeowners informed of our work and future
plans. Initially, we have come to realize that
there is more work on our 12 acres than our
limited gardener time. If we want the landscape
to be pristine, we need to make some changes.
Our current 2021-22 Budget allows for the
Wednesday mowing crew plus 4 days of 64
hours of gardener time. So rather than raising
the Budget (and hence our monthly dues), our
focus now is to decrease the overall workload
so the gardeners can tend to detail work such as
weeding.

We began this task by looking at the most work-
intensive plantings. We counted the rose bush-
es in the greenbelt areas that Slade is responsi-
ble for, and there are almost 800! These take
extra care, so now we have a 2-year project that
will replace some of those roses with other in-
teresting, colorful, low-maintenance plants.
Our first project was a 26' Circle on the View-
lake Lane walkway. That weary-looking rose
bed is now a paved area with unique ever-
greens. The plantings are small but will mature
into a beautiful "Evergreen Circle". So be on
the lookout for other future improvements!

LANDSCAPE REQUEST FORM

If you have any landscape requests for the com-
mon areas, please fill out and submit a Land-
scape 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 vegeta-
tion.



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 Re-
quest Form can also be found on the Lakeshore
website.

LAKESHORE NEWS

ATTRACTIVE LAKESHORE LANDSCAPE

The upcoming months will continue to be hot and both you and your plants will require more water to look their best. Lakeshore's roses, lilies, geraniums, irises, daisies and grasses can be seen all over and they are glorious. But where did all those weeds come from? Some weeds are growing faster than the flowers. Please cut back any new growth that is getting out of control and tend to weeds soon. And remember to keep those bushes and plants from overhanging or encroaching onto the public sidewalks. We often see double-wide baby strollers and groups of walkers that require almost the entire width of the sidewalk to avoid going off the curb. We would like to take the time to remind you of Architectural Rule 4.1 Landscape and Hardscape:

Landscape may not encroach the sidewalks (WLV 4.8.005-4), adjacent properties or side and rear common areas from ground level to a height of ten (10) feet. Bushes may not exceed 6' in height.

Please keep our sidewalks safe for walkers. Let's all help to keep Lakeshore safe and looking its best.

TGIF AND SATURDAYS IN THE PARK

Summer evenings in Westlake Village provide the perfect backdrop for a great entertainment series. TGIF Concerts in the Courtyard and Saturday Concerts in the Park are free and open to the public. See below for more details.



TGIF CONCERTS IN THE COURTYARD

When: Friday August 6, 2021 at 6:30 p.m.

Who: The Yacht Groove "Yacht Rock's Greatest Hit Dance Band"

Where: Westlake Village Civic Center, 31200 Oak Crest Drive. Westlake Village 91361

All TGIF Concerts in the Courtyard begin at 6:30 p.m. Food trucks open for service beginning at 6:00 pm. A limited number of chairs and tables are available on a first-come, first-served basis. Attendees are welcome to pack their own picnic dinner and bring their own folding chairs.

SATURDAY CONCERTS IN THE PARK

When: Saturday August 21, 2021 at 6:30 p.m.

Who: Queen Nation "Queen Tribute Band"

Where: Berniece Bennett Park, 31800 Village Center Road Westlake Village 91361

All Concerts in the Park begin at 6:30 p.m. Food trucks open for service beginning at 6:00 pm. Attendees are welcome to pack their own picnic dinner and encouraged to bring their own folding chairs or blankets to the park. No chairs or tables will be provided at the park.

For more information on the above events please contact City Hall at (818) 706-1613. Thank you!

STREET SWEEPING

Street sweeping takes place every **other week on Thursdays**. For the month of August street sweeping will take place on the 5th & 19th 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.



VOLUNTEERS NEEDED

Volunteers are needed for the Community Picnic Committee! The date is tentatively set for September 11, 2021 but we need volunteers to organize the event.. Contact Veronica by email vlanderos@emmonsco.net or call 805 413-1170, if you are interested in volunteering.

Volunteers are also needed to put up street sweeping signs. Street sweeping takes place other every Thursday in Lakeshore.

If you are interested in volunteering your time and serving your community please contact Veronica Landeros at vlanderos@emmonsco.net

AUTOMATED MONTHLY PAYMENTS

Remember that you can sign up for automated debit to pay your monthly assessments. You can select the bank account of your choice to pay your monthly payments for your assessments and avoid late fees. (You'll still get a statement so that you can track your payments.)

Please contact The Emmons for the forms and will take care of the rest! If you have any questions, give Kathy McCusker a call at (805) 413-1170 or email her at kmc-cusker@emmonsco.net

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 should 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.**

