

LAKE SHORE NEWS

November 2021

Lakeshore Website
www.Lakeshore
communityhoa.com

QUESTIONS OR
CONCERNS?

FEEL FREE TO
CONTACT
THE EMMONS
COMPANY

MANAGER:
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SERVICE:**
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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
Veronica Landerros*

BOARD MEETING NEWS

OCT 27 BOARD MEETING TOPICS:

- ⇒ Architectural Solar Rule 3.12 Approved
- ⇒ Green Valley Tree Proposal Approved
- ⇒ Pool heat will be turned off Nov 1
- ⇒ Proposed Wrap Wall Paint Rule Amendment to be sent to members for review & comment.



NEXT BOARD MEETING

December 8, 2021

At 5:30 p.m.

Held Remotely Via Zoom

All members are welcome to attend and are not required to arrive at the start time. Agendas with the Zoom call-in info is available on the Lakeshore website 4 days before a meeting date.

FALL BACK



On Sunday, November 7th (the first Sunday in November) at 2 a.m., Daylight Saving Time ends in the United States. So before you go to bed Saturday night, make sure you "fall back" by setting your clocks back one hour and thus returning to standard time. Local fire agencies recommend changing batteries in smoke detectors and checking your fire extinguishers when clock times are changed. In addition, check your emergency supply kit to make sure it is fully stocked and ready.

HOLIDAY SCHEDULE

The Emmons Co. will be closed Thursday Nov. 26 & Friday Nov. 27 in observance of the Thanksgiving Holiday.

Have a safe & healthy holiday!!



ARCHITECTURAL 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. Please contact The Emmons Company with any questions about architectural approval procedures.

LANDSCAPE DEBRIS

Please do not blow or cut and leave debris on the Lakeshore greenbelts or on the streets. Please remind your gardeners of our Rules and Regulations which state: "Grass clippings, garden debris, etc., may not be swept, blown or washed into the street, gutters or neighboring properties or common area."



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.

RAIN GUTTERS ARE ESSENTIAL

Rain gutters are meant to gather and direct flowing water from the roof towards downspouts leading to the ground. Gutters help eliminate destruction that unabated rainwater causes to windows, siding, flowerbeds, lawns and landscaping. However, rain gutters need to be free of debris to work efficiently. It's time to call your handyman if leaves and pine needles regularly fall on your roof. Gutters also need to be wide enough to catch the water when it is raging off your roof during a downpour. Lakeshore's concrete roof tiles extend out from the roof and the distance now often insufficient to allow rain water to enter the gutter and it will go airborne over the gutter and onto whatever lies below. The solution is a wider gutter, typically a six inch wide gutter. Cleaning gutters should be a maintenance task that you do once to twice a year before and during the rainy season. November kicks off our rainy season through the end of March so now is the time to check your gutters for debris. Due to Santa Ana winds, you may need to clean them again around December.



Revised Architectural Rule Approved

3.12 Solar Panels At the Board of Directors meeting held on October 27, the Board approved the revision to Architectural Rule 3.12 Solar Panels. A draft of the amended rule was sent to the membership for a 28-day review & comment period with the September Billing.

Please contact The Emmons Company for a full copy of this amended rule.

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 reported to LA County Animal Control.**



STREET SWEEPING

Beginning in November, street sweeping will take place **every week on Thursdays**. 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 20 feet ahead or behind the parked vehicle. For additional information on this service, please contact City Hall at (818)706-1613.

TRASH HOLIDAYS

Lakeshore's waste management contractor takes holidays each year and 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.

December 25 - Christmas Day