

LAKESHORE NEWS

2022
- HAPPY NEW YEAR -

January

Lakeshore Website
www.Lakeshore
CommunityHOA.com

QUESTIONS OR
CONCERNS?

CONTACT
THE EMMONS
COMPANY

MANAGER:
Tami Zuccolillo
tamiz@
emmonsco.net

CUSTOMER
SERVICE:
Dee Jenkins
djenkins@
emmonsco.net

BOOKKEEPER:
Ellen Henderson
ellen@
emmonsco.net

Contact us!
We're happy to
assist!

Phone:
(805) 413-1170
24 / 7

Fax:
(805) 413-1190

By Mail:
P.O. Box 5098
Thousand Oaks

Happy
New Year

BOARD MEETING NEWS

Starting this month, board meetings will be held in person at the City of Westlake, Large Community Room, 31200 Oak Crest Drive. In accordance with City of Westlake and LA County requirements, all attendees must wear a mask. Hope to see you there!

NEXT BOARD MEETING

Wednesday January 26, 2022 @ 5:30 p.m.

All members are welcome to attend!

Agendas are posted 4 days prior to the meeting on the website.

ELECTRONIC COMMUNICATIONS



If you haven't already done so, sign up to receive Association communications electronically! This will allow you to receive communications like this newsletter, your billing, and other important Association documents via email rather than U.S. Mail. It will also help reduce the Association's printing and postage costs. Plus, you will receive information sooner than via snail mail. If you would like Association communication emailed to you, go to the Lakeshore website to download the form. Or contact the Emmons Company. Thank you for helping us go green!

<http://www.lakeshorecommunityhoa.com/forms/>

LOCAL DROUGHT EMERGENCY

The Las Virgenes Municipal Water District has announced a local stage 3 drought emergency. Customers that exceed LVMWD's reduced water budget will be subject to penalties and enforcement actions. In response to the water mandate, the Association's landscapers have adjusted the irrigation to reduce overwatering. They will monitor and make adjustments as necessary. They are turning off the irrigation ahead of any storms. Hopefully, we will receive a decent amount of rain and the irrigation can remain off for some time. Please be aware of your revised outdoor water budget in the coming months and adjust your water usage accordingly. More information can be found on the LVMWD website: www.LVMWD.com



SURVEY

As an owner of property in the Lakeshore Community, your opinion on several items is very important to the Board as we plan on the direction of the Lakeshore Community. Therefore, a survey will be sent to all homeowners (no tenants) with your current bill or via imail for you to fill out and send back. The survey is also available on the website to those who wish to complete it online.

RATS IN LAKESHORE

Rats 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 rodent exterminator offers the following advice for 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

Please do your part to discourage these rodents from occupying and reproducing in Lakeshore.

HOLIDAY DECORATIONS

We've enjoyed 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 need to be removed by January 10, 2022.

CALLING ALL VOLUNTEERS

Please consider volunteering your time to help your community. Only have an hour a week? Consider volunteering to put up Street Sweeping signs once a week on Thursdays. Have a little more time to spare? The Architectural Committee is accepting new members to help process architectural applications and assist with rules compliance. Contact Dee at djenkins@emmonsco.net or 805 413-1170 if you are interesting in volunteering.



LAKESHORE NEWS

ARCHITECTURAL APPROVAL PROCESS

The purpose of Architectural Standards is to provide positive guidelines for the continuation of the harmony and beauty of our community while preserving the value of our investment. Therefore, it is important that you abide by the Architectural Guidelines and Rules and comply with the following architectural process:

To submit for Architectural Review-please see the following requirements:

1. A completed Architectural Application—Remember to get your adjacent neighbor's signatures and sign the bottom of the application.
2. Architectural Plans/Drawings (If applicable)
3. A description of both existing and proposed change(s).
4. Description and/or samples of the material to be used. (Include color, dimensions, vegetation species, etc.)

Once you have a complete application package, submit it to The Emmons Company, to the attention of Dee Jenkins, via email: djenkins@emmonsco.net or mail: Lakeshore Community Association c/o The Emmons Co., 1 Boardwalk Ave., Ste 102, Thousand Oaks, CA 91360. It will be reviewed by the Architectural Committee, and you will be notified in writing of their decision. (Please note that approval may take up to 30 days.)

Remember that the Architectural Committee is a group of volunteer home owners who do their best to respond in a timely manner to any application. It is the committee's job to approve applications following the architectural rules and regulations for our association that we all agreed to when we purchased a home in this community. It is a tough job sometimes and your support is greatly appreciated. If you would like to become a member of a committee please send your request to join to Dee etc...

1. Once you receive approval for your project, you may start the work. *Please do not begin your project prior to receiving architectural approval.
2. When the work is complete, notify The Emmons Company. and provide pictures, if possible.

If you have any questions or need an application, contact your Assistant, Dee Jenkins. Applications can also be found on the Lakeshore website.

Please remember to alert your contractors about Lakeshore's strict construction noise rule: *Construction is limited to Monday through Friday 7:00am to 5:00pm and on Saturdays from 8:00am to 5:00pm. No construction is permitted on Sunday or major holidays. Owners performing their own work must also abide by this rule.*

VIOLATION NOTICES

If you receive a notice advising that you are in violation of the Association's rules & regulations, taking the following steps will prevent unnecessary follow up letters:

- Correct said violation(s) by the stated deadline.
- " If you are unable to comply by the deadline, contact The Emmons Company and request extra time.
- " Advise Emmons when you have corrected the violation(s) via email and/or pictures
- And thanks for helping us keep Lakeshore a beautiful place to live.

STREET SWEEPING

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

- ◆ January 1 - New Years
- ◆ Memorial Day - Last Monday in May
- ◆ 4th of July - Independence Day
- ◆ Labor Day - First Monday in Sept.
- ◆ Thanksgiving - Fourth Thurs. Nov.
- ◆ December 25 - Christmas Day

Trash day is Tuesday. If a holiday falls on Monday or Tuesday, collection day is Wednesday. **Trash Rule:** Please put your cans out after 5 p.m. Monday night or on Tuesday morning and remove from view by Tuesday evening. Remember that cans need to be stored out of view.

CHRISTMAS TREE DISPOSAL

After the holidays, your Christmas tree can be cut up and disposed of in your refuse barrel. Please remove all tinsel, ornaments, hangers, tree stands and any metal rods or large nails placed in the trunk of the tree. You may also contact Waste Management and schedule a bulk item pick up for disposal of your tree. Waste Management will not be doing a separate pick up for trees. For questions regarding disposal, please contact Waste Management at 805-522-9400. When you call, make sure you mention the account name is the Lakeshore HOA.