

LAKE SHORE NEWS

March 2022

Lakeshore Website
www.Lakeshore
communityhoa.com

QUESTIONS OR
CONCERNS?

FEEL FREE TO
CONTACT
THE EMMONS
COMPANY

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Get a hold of us!
We are happy to
assist you.

Phone:
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24 hrs / 7 days a
week.

Fax:
(805) 413-1190

By Mail:
P.O. Box 5098
Thousand Oaks
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INFORMATIONAL MEETING NEWS

FEBRUARY 23RD MEETING:

- Investment advice from Morgan Stanley representative
- Waste Management 3rd trash can requirement
- Solar for pools-Procedures for investigation

NEXT BOARD MEETING

**Wednesday, March 23, 2022 at 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.

Should you have a question, comment or concern and wish to speak at a Board Meeting, please know that at the beginning of the meeting is Member Comments. It is during this time that any member may speak directly to the Board.

SPRING TIME PROJECTS/ CLEANING

Spring is here and many of you are already planning projects for your home. Along with any plans for painting or exterior improvements you may have, please be sure to take a moment and inspect your front and side yard for any needed attention.

Please remember that any exterior change to your home must be approved in advance by the Architectural Committee before modifications commence. Thank you for your cooperation in helping maintain the high quality and appearance of our community, which gives added value to our neighborhood. If you have any questions or need an architectural application, please contact The Emmons Company.



PROPOSED RULE CHANGE

At the February Board of Directors meeting, the Board approved sending the following revisions of the Rules and Regulations to the membership for the required 28 day review and comment period. Any comments or concerns should be put in writing and submitted prior to the March 23rd Board of Directors meeting when the revision to the Rule and Regulations will be formally adopted.

PROPOSED modification of existing rule:

SECTION 16 DOCK POLICY

16.1 Eligibility. Each non-waterfront Lakeshore Member of record, in good standing with the Association, may be eligible to rent **one boat slip and one kayak slip** only, when available, on one of Lakeshore's Community Docks. A Member of record, in good standing, with waterfront property, that has been denied permission for a private dock by Westlake Lake Management Association (WLMA), may be eligible to rent one boat slip and one kayak slip at a Community dock slip

16.1a Some Lakeshore Community dock slips cannot currently accommodate a regular electric boat for one reason or another such as they do not have electric hook-up or they are in very shallow water. These slips shall be designated as Kayak dock slips. The following are currently to be designated as Kayak dock slips: 99; 100; 112; 303; 402; 403; 603; 700; 701

NOMINATION FORMS

It's that time of year again; Nomination Forms for the Annual Election have been sent out. The board hopes you will consider volunteering. It does not take much of your time with only one meeting per month. You don't need any special qualifications to be on the board other than being an owner of a home in Lakeshore.



Please be sure to complete the form and return it by March 29, 2022

LAKESHORE NEWS

BOARD MEMBERS

PRESIDENT	Bill Gregor
VICE PRESIDENT	Ann Nelson
TREASURER	Kurt Feddersen
ASST TREASURER	Mike Erickson
SECRETARY	Louise Hartsock

WATERING RESTRICTIONS

The LVMWD service area depends entirely upon imported supplies for its drinking water. Therefore, it is important to use water efficiently.

The LVMWD Board has adopted the following water conservation measures:

- Irrigation not allowed between the hours of 10 a.m. and 5 p.m.
- Irrigation may not occur during periods of rain or in the 48 hours following measurable rainfall.
- Irrigation may not run off the property into streets, gutters or onto adjacent properties.

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

"SPRING FORWARD"



On March 13, 2022, Sunday, daylight savings time officially begins. Don't forget to set your clocks forward one hour before you go to bed on Saturday night.

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. Happy Spring!

RATS IN LAKESHORE?

Rats in Lakeshore? Yes. Two different types live here. Sewer rats, aka browns or Norwegian, and roof rats. They 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 exterminator, Accurate Pest Control, tells us the following about 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
- Trim ground cover 12 inches from house

Rats need one ounce of water per day plus food and a place to hide. You need to do your part to discourage these rodents from occupying and reproducing in Lakeshore. Compliance with these rules is based on *Lakeshore Rules & Regulations § 4.2: Members shall keep their lots, residences and all improvements clean and sanitary.*

We look forward to your assistance in helping the Association control these disease carrying rodents, who can also cause severe damage to wiring in both our homes and vehicles as well as to siding and roofs.

