

LAKE SHORE NEWS

May 2022

Lakeshore Website
www.Lakeshore
communityhoa.com

QUESTIONS OR
CONCERNS?

FEEL FREE TO
CONTACT
THE EMMONS
COMPANY

MANAGER:
Tami Zurcolillo
tamiz@
emmonsco.net

CUSTOMER
SERVICE:
Dee Jenkins
djenkins@
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

BOARD MEETING NEWS

APRIL 27TH MEETING:

- Dock Policy Amended
- Insurance Policy Renewed
- Short walls at pool #2 and entry walls will be stucco and power wash

NEXT BOARD MEETING

Wednesday, May 25th at 5:30 p.m.
Westlake Village City Hall
Community Room

All members are welcome to attend.

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

HOLIDAY SCHEDULE

The Emmons Company will be closed May 30th in observance of Memorial Day. Have a safe and happy holiday!

SUMMER PICNIC

Hello Lakeshore Residents the Board would like your input on having the Annual picnic between August -October. Lets us know what you think.

REMINDER TO REGISTER FOR OUR NEW PORTAL



Don't forget to visit our new portal at portal.emmonsco.net to register for account access. The portal will allow you to receive email communication, submit service requests, view and submit architectural applications, review your account balance and access documents like CC&R's, Community Rules, Architectural Guidelines, etc. It will only take a few minutes to sign up and have all your account information at your finger tips so go ahead and opt in.

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 Dee Jenkins at djenkins@emmonsco.net

LAKE SHORE NEWS

CALLING ALL VOLUNTEERS!



We would like to send a huge THANK YOU to Jaye Oliver for serving on the pool committee for many years! We truly appreciate your efforts in assisting with the community. With that being said there is a vacancy on the Pool Committee.

If you would be interested, the Board is seeking a volunteer for the Pool Committee. Joining a Committee is a great way to have a direct positive influence in your community. No experience necessary. If you have an interest in serving please email Dee Jenkins, djenkins@emmonsco.net.

FRIENDLY REMINDERS

Be a Courteous Neighbor

With the weather getting nicer folks will be spending more time outside. Please try and keep the noise level from your get-togethers at a respectable level so that neighbors are not disturbed.

Watch for Children

As summer approaches the neighborhood children may be playing outside. Please mind your speed and carefully watch for children.

Parties

If you plan on having a party of 6 or more please go on the Lakeshore community website and fill out the form.

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.

December 25 - Christmas Day

OUR LOCAL HERO



Our Lake has a problem. There are now thousands and thousands of carp which are bottom feeders and cause the Lake to become cloudy and out of balance and they also eat the Bass eggs. No one is sure where they came from, but WLMA is attempting to get rid of them. So one of our own Lakeshore Residents has stepped up and has been a big help; hence, please meet our "local hero". WLMA calls him "Fantastic Rick".

Rick Gray has so far caught over 700 of these nasty carp and he gives them to WLMA to process and remove. He goes out almost daily on his party boat, sometimes fishing for 8 hours. He went on the internet to see what bait worked for catching carp, then experimented until he came up with his own recipe which he makes himself. It takes about 2 hours to make the balls (oatmeal, bread, Jell-O, creamed corn, corn, and corn syrup) so he does that at night or wakes up at 3:30am to do it. He currently is dealing with a shoulder problem but hopes to be fishing again in May.

We would like to wish all the wonderful moms in Lakeshore a very Happy Mother's Day!!

