

LAKE SHORE NEWS

June 2022

Lakeshore Website
www.Lakeshore
communityhoa.com

QUESTIONS OR
CONCERNS?

FEEL FREE TO
CONTACT
THE EMMONS
COMPANY

MANAGER:
Tami Zuccolillo
tamiz@emmonsco.
net

CUSTOMER
SERVICE:
Dee Jenkins
djenkins@
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

Secural Security
818-225-0813

Lost Hills Sheriff
Non Emergency
310-456-6652

BOARD MEETING NEWS



- Unfortunately, due to a substantial increase in the property insurance premium for the Association and the fact that operating expenses are rising, the Board has been forced to raise Association dues by \$35 per month. The dues will be \$310 per month effective July 1, 2022
- GOOD NEWS-the pools are now heated!

ANNUAL BOARD MEETING

June 22nd at 5:30 pm
Via video and phone teleconference

In order to be counted, your ballot must be received by the Inspector of Elections

Agendas will be available on the Lakeshore website four days before the meeting date.

ANNUAL MEETING UPDATE

Every Secret Ballot counts! We must obtain a quorum of ballots in order to hold the Annual Election. If you have misplaced or did not receive a ballot please call The Emmons Company at 805-413-1170. Plan on attending the Annual Meeting! The Annual Meeting will be held via video and phone teleconference due to non availability at City Hall.



WATERGATE PAVING-STREET CLOSURE

The City has alerted us that they will be closing all of Watergate on **Monday, June 6th and Tuesday, June 7th** from 8:30am-4:30pm between La Venta and Lindero Canyon to repave. Signage will be posted with detours available. Waste Management will also be notified so they can plan for an alternate route. The City will also be posting notices to all residents as well.

ZERO EMISSIONS WORKSHOP INFORMATION

The City Council will consider an ordinance later this year that would prohibit the use of gasoline powered leaf blowers starting January 1, 2023, and prohibit the use of other gasoline powered landscape equipment starting July 1, 2023. As discussed by the Council, this prohibition would apply to homeowners and their gardeners, as well as landscape companies maintaining HOA common areas and commercial properties. The first workshop will be virtual via Zoom and will take place next Thursday, May 26th at 6:30 PM. The Zoom link for the workshop and additional information about the proposed ordinance is available on the City's web site at www.wlv.org/zero.

AUTO DEBIT-WHERE IS MY STATEMENT?

For those that have their dues taken automatically from your bank account, you may have noticed that you are no longer receiving emailed statements. As our new system is now in full swing, many of you may have registered for the new homeowner portal. This is the main reason we are no longer sending statements for those on ACH. Please remember to check your portal for any activity on your account. Should you wish anytime to receive a statement, please contact Ellen and she will be happy to send you a copy! Lastly, if mailing a check, please make sure its made payable to Lakeshore Community Association and NOT Emmons Company.

SPRING GARAGE SALE

Last month, the Board had determined there was not enough homes to participate in the Spring garage sale. However, after revisiting this, the Board has reconsidered. Good News! The 'spring' garage sale is back! For those new to the community, there are two community garage sales a year as our rules to not currently allow for individual garage or estate sales. We will be having one on June 25th and another sometime in October.

LAKE SHORE NEWS

APPROVED NEW COLOR SCHEMES

The Board has approved four new color schemes to be added to the current available list. These colors are in keeping with our current aesthetics while working to enhance and perhaps provide more current on trend colors. The architectural committee also has eliminated several schemes that were outdated or redundant. The updated color schemes will be available shortly on the lakeshore website.

CALL FOR VOLUNTEERS!

We are in need of volunteers to join the architectural committee. Should you be interested in volunteering your time to helping your community by serving on this great committee, please contact Tami at tamiz@emmonsco.net!

RODENT BAIT STATIONS DO NOT TOUCH!

It has come to our attention that there have been several bait stations that have been tampered with, broken into or moved from the original location. These are the property of the HOA and are in the location for a specific reason. Please refrain from touching, moving or tampering with any bait station at anytime. If you see anyone doing this, please contact The Emmons Company to report it.

WATER REDUCTION INFORMATION

Many of you are aware of the forthcoming water mandates that our state and more specifically our local areas are facing. This not only includes our homeowners being directly impacted but the several common areas within our community. The good news is that most of our water is reclaimed which is exempt from the one day a week restriction. However, we are still required to reduce our water budget. The Board is currently in discussion to review areas within the community that receive the most amount of water and to suggest ways to reduce or eliminate water usage. We encourage you as well to take a look at your landscaping and to find creative ways to reduce your water usage which may include the addition of hardscape, drought tolerant landscape ,etc. The Board hopes that you will join them in working together to reduce water usage while still keeping our community looking the best that it can be.

STREET SWEEPING

Street sweeping takes place every **other week on Thursdays**. For the month of June street sweeping will take place on the 10th & 24th 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.



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 shall 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.** **As a reminder please do not over fill your trash and/ or recycle bin.** Please do not leave trash overflow on the side or top of the trash cans as the trash company will not remove the excess. Please properly dispose of any construction materials .



SUSPICIOUS ACTIVITY

We have had several residents inquire as to who they should call in the event you see suspicious activity. For any activity outside of the community, please contact the **non emergency line for Lost Hills Sheriff, 310-456-6652**. If you notice any trespassers within the greenbelts only, please contact **Secural Security, 818-225-0813**.

POOL HOURS

Just a quick reminder that summer pool hours are as follows: **Summer Hours are 8 a.m. to 10 p.m.** Please make sure to take a quick peak at the pool rules to familiarize yourself. Lets be respectful of the surrounding homes near each pool and of those that are enjoying the pool with you!

