

# LAKE SHORE NEWS

August 2022

Lakeshore Website  
www.Lakeshore  
communitryhoa.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:  
(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



- **New pool company starting August 1st!**
- **Paddle Tennis resurfacing –discussion and review**
- **Annual Picnic-September 24th**
- **Welcome new Board Members!**

## SAFETY

Just a quick reminder for those residents that walk, jog, ride and walk the dog each day to please keep an eye out for vehicles and if you can, please use the sidewalk. We have been seeing a lot of instances where people are walking almost in the middle of the street and do not move over for vehicles. While we certainly understand the need to keep distance from your fellow residents, please also understand vehicles also use the road and may or may not always see you. Let's be courteous to all of our fellow residents during this time.

## WESTLAKE LAKE MANAGEMENT NOMINATIONS

The Annual Nomination for Election of the Board of Representatives for the Westlake Lake Management Association (WLMA) is held in October. The Association has 33 Board members who each serve a one-year term starting on January 1, 2023. You may nominate yourself or someone else. If you nominate someone else, please make sure they are willing to run. If you are interested in serving on the WLMA Board of Representatives, or would like to nominate someone, please notify Donald Nikchevich at westlakelakemgmt@gmail.com by August 8, 2022.

## PAY YOUR DUES ON TIME

We understand that life gets hectic and mail, bills, etc is often overlooked when first received, but we are noticing that a large amount of homeowners are not making their assessment payments in a timely manner. Currently, the Board has been providing an *extra* 15 day grace period until late fees and interest are assessed to your account, however starting with your **September billing**, please remember, all payments are due by the **15th of each month**. Late fees and interest will be assessed to your account *after 30 days if payment is not received*. Additionally, please make sure to address your payment to Lakeshore Community HOA. By not addressing it to the HOA, it takes extra time for the payment company to sort through and figure out where to apply your payment. For all payments, please make sure you have made the correct changes to the location to submit your payment to:

**P.O. Box 512987, Los Angeles, CA  
90051-0987**

Please also make sure to adjust your auto debit payments if using your own banking system, to schedule the payments by the 10th of the month. That way they are properly received on time!

## 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 filed with them.**



# LAKESHORE NEWS

## PICNIC

The Annual Lakeshore Community picnic will be held on **Saturday, September 24th**. The HOA will supply the music. Members will bring the fun! The picnic will be bring your own everything; chairs, snacks, etc but we will have the DJ rockin the tunes. Time and place to be determined so look out for a flyer in the next few weeks so you know where to be!



## COMMUNITY LANDSCAPE

Please respect our greenbelts! Don't cause damage to living plants by walking through them creating shortcuts or use items not designed for use on lawn such as boogie boards on grass! Thank you!

## POOL HOURS AND REMINDERS

It has been brought to our attention that there have been many residents that have been in violation of the associations pool rules. These rules are put in place not only for your safety, but for the enjoyment and safety of those around you within the pool area AND for the homes that border the pools. The Board would appreciate everyone following the rules of the HOA and abiding by the posted rules:

- **USE LIMITED TO LAKESHORE RESIDENTS & THEIR INVITED GUESTS**
- **NOT TO BE USED AFTER 10PM**
- **ADULT SUPERVISION REQUIRED FOR CHILDREN UNDER 14**
- **ANIMALS NOT ALLOWED IN POOL AREA**
- **SAFETY OBJECTS ONLY ALLOWED IN WATER (NO RAFTS, STYROFOAM OBJECTS, ETC)**
- **DIVING FROM FURNITURE, RUNNING, BALL THROWING NOT ALLOWED**
- **DO NOT BRING BICYCLES, SKATEBOARDS, ETC INTO POOL AREA**
- **ALL GLASS CONTAINERS ARE PROHIBITED.**

**Summer Hours are 8 a.m. to 10 p.m.  
Memorial Day thru Halloween**

## 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.

## REMINDER TO REGISTER FOR OUR NEW PORTAL:

Don't forget to visit the homeowner portal at [portal.emmonsco.net](http://portal.emmonsco.net) to register for account access. The portal will allow you to submit service requests, view architectural applications and review your account balance.

## SATURDAY CONCERTS IN THE PARK

**When: Saturday, August 13, 2022 at 7:00 p.m.**

**Who: ABBA LA, 'An ABBA Tribute'**

**Where: Berniece Bennett Park, 31800 Village Center Road, WLW 91361**

**Food Trucks: Kona Ice, Ohana's Hibachi, Rice Balls of Fire**

All Concerts in the Park begin at 7:00 p.m. Food Trucks open or service beginning at 6:00 p.m. All Attendees are welcome to pack their own picnic dinner and encouraged to bring their own folding chairs or blankets to the park. No chairs or tables will be provided at the park