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# Westlake Island

## Next Board Meeting

Date: Thursday, October 19<sup>th</sup>

Time: 9:00 a.m.

Location: The Emmons Co. & via Zoom

All Members are encouraged to attend. Members who would like to participate may do so in the Open Forum portion of the meeting. Please contact Jennie Holt at [jennie@emmonsco.net](mailto:jennie@emmonsco.net) who will provide you with additional information regarding the meeting.

## Upcoming Events

October 1, 2023

Meet and Greet at 4162-4168 La Venta Cul De Sac.

October 21, 2023

Island Clean up Day 8am-11am  
 At Oakshore and LaVenta

December 7, 2023

Westlake Island Annual Holiday  
 Party 6pm at the Yacht Club



## La Venta Update

### Change is happening

After many planning meetings, plan revisions, homeowner meetings and contractor bids the La Venta project has finally come to fruition! What a huge improvement!! The outer medians seem so much larger and wider now that they have been leveled off. Even partially completed there is such an improvement to the dying grass which had been there. The new planting will decrease the maintenance- mowing, edging will not be required- and the plants selected are much less water loving than grass! And the center median looks much healthier now as well. The magnolias in the center will be getting deep watering tubes installed and the landscape architect feels this will help them grow- currently only about 5 are not growing well.

After 60 years there was a tremendous amount of roots, old wires, rocks, and old PVC which had to be removed before the planting could begin. The infrastructure was soooo old! There is a new electrical box, new low voltage wiring and new irrigation along with the new plants.

SoCal Landscape is sticking with their original time estimate and we should see a finished product this fall as promised!



## National Preparedness Month

September was National Preparedness Month- did you do anything to better prepare for an emergency?

## Maintenance Reminder

A reminder that all homeowners should check their own trees and keep them trimmed so they do not infringe on the neighbor's yard or house. Reminder also that vines and plants should not be attached to the zero-lot line wall of your neighbor's home and hedges along driveways are to be maintained according to rules: no taller than 36 inches, 9 feet back from the sidewalk and should not restrict driver visibility. Please be respectful of your neighbors and put safety first!

Now that water restrictions have been lifted, those who allowed their lawn to die should be submitting an application to the ARC detailing what they will be doing to replace the dead grass. If you are installing new sod or seeding you do not need to submit, but any other changes do require an application and approval. Letters have been sent to some homeowners requesting this already.

Please remember that any artificial turf is limited to 50% of the PLANTABLE area. Back, front, and side yards are considered separate areas and the 50% rule applies to each one. The plantable area is defined as the square footage that is not hardscape, walkways, pools, patios, etc. We strongly recommend that you do not install any artificial turf. It is detrimental to our lake environment, produces excessive heat, removes the food supply, and ultimately impacts our wildlife. We live on a lake for a reason, let's do whatever we can to keep it healthy.



### Important Phone Numbers To Remember

Allied Security / Guardhouse  
805-495-7411  
Animal Control  
805-388-4341  
Lake Management  
818-889-5377



## Construction Reminder

There is, as always, a lot of construction on the island. Please make sure your contractor is aware of the rules and follows them. As the homeowner you are responsible for the actions of anyone working on your home.

Some general reminders about work and workers:

- When your home is under construction, you must still maintain the property. The HOA should not need to issue letters to you to address weeds, overgrown hedges and general disrepair of the property while you are waiting for work to begin, or while the work is going on.
- Be very cautious about workers in your home, no matter how well you think you know them, and safeguard your valuables!
- Be sure to put any workers – this includes delivery people, gardener, housekeepers not just construction workers- as “SERVICE” in gate key and select the days they are allowed to be admitted. If you do not change from “VISITOR” to “SERVICE” a 30-day pass is issued and the person can come and go on the island whenever and wherever they like- using your address. If you are notified that someone was admitted, check your settings in Gatekey before calling the guards to question or complain about this!