

Westlake Island Mainsheet

Issue 2014-01

Published by the Property Owners Association of Westlake Village

April 2014



WHO KNEW THE
ISLAND
HAD A LIGHTHOUSE?



Win \$100 Gift
Certificate to
Boccaccio's
See Page 10!

Island Living at its Finest



TEI Docks

Catalina Yachts

ElectraCraft
ELECTRIC POWER BOATS

Hobie
KAYAKING



Begins with a visit to **THE BOATWORKS**

Owner Skip Toller has been providing trusted service and sales to the boating community of Westlake Village since 1975. Stop in and see him for all your boating needs.



www.theBoatWorks.net • 2251 Townsgate Rd., Westlake Village, CA 91361 • phone: 805-374-9455 • 818-735-3882

Westlake Island Board

President
Vice President
Secretary
Treasurer
Member-at-Large

Alan Jeffery
Penny Singer
Larry Schalk
Al Baker
David Catlin

Committee Chairpersons

Animal Regulations
Architecture
Beautification
Joint Board
Facilities
Hospitality
Maintenance
Island Security
Mainsheet Editor
Advertising Manager
Technology

Larry Schalk
Gary Keller

Rita Packard
Dave Whitney
Penny Singer
Al Baker
David Catlin
Kathy Gilbert
Kathy Gilbert
Bob Weisz

WLMA Representatives

Lucy Ableser
Carolyn Davis
Robert Bocchi
Lou Cappadona
Linda Catlin
Ron Code
Karen Lieberman

Charles Lee
Rita Packard
Michael Singer
Bill Snell
Tony Tramonto
Linda Vandaveer
Jan Whitney
Richard Young



Dates to Remember

- Saturday, May 3 - Annual Lake Tour
- Saturday, May 3 - Island Cleanup Day
- Saturday, May 22 - Island Maintenance Review
- Saturday, May 24 - Bass Tournament
- Thursday, June 19 - HOA Meeting - 7 PM Yacht Club
- Saturday, August 16 - Kids Day at Dock
- Sunday, December 7 Parade of Lights
- Thursday, December 11 Holiday Party - Yacht Club

Dates to Remember - For Garden Lovers

FREE

Matilija Poppy Festival

Sunday, April 27 ❤ 11- 4 PM

Kids Adventure Garden

Conejo Valley Botanic Garden



Docent-Led Tours - Kids Activities - Lectures
12:30 - Miniature Gardens - Mary Ann Rush

2:30 - The Bee World - Anna Howell

400 W. Gainsborough Rd., T. Oaks

www.conejogarden.org

Westlake Village Garden Club

Garden Tour

Sunday, May 4 ★ 11-5 PM

Tickets - \$20 each

Five Fabulous Homes!

Information: 805 496-1904

www.westlakevillagegardenclub.com



Westlake Island
Management

The Emmons Company
One Boardwalk, Suite 102
Westlake Village, CA 91360
805 413-1170
www.emmonsco.net

Westlake Lake
Management
32353 W. Triunfo Canyon
Westlake Village, CA 91361
www.westlake-lake.com

Guardhouse
805 495-7433

Emergency Fire & Police
911

Los Angeles County Fire
818 889-1626

Los Angeles County Sheriff
818 878-1808

LA County Humane Society
213 730-5300

Thousand Oaks Police
805 494-8200

Ventura County Fire
805 384-1500

Ventura County
Humane Society
805 646-6505

Ventura County
Sheriff's Office
www.vcsd.org

Animal Control & Licensing
(Westlake & Thousand Oaks)
818 991-0071

City of Thousand Oaks
www.toaks.org

City of Westlake Village
www.wlv.org

From the President's Desk



Spring has arrived but unfortunately the winter season was quite dry, so our surrounding hills are not as green as one would hope. Nevertheless, we are very fortunate to live on beautiful Westlake Island and to have avoided the freezing midwest and east coast winter. Perhaps due in part to the very mild winter, the building activity on the Island has definitely picked up this year with all the new construction keeping your Architectural Committee very busy.

Please help keep your lake free of quagga mussels by not putting any water craft such as kayaks or model boats in the lake without contacting and registering the craft with Westlake Lake Management Association and waiting the required 35 day quarantine period. With surrounding lakes infested with the quagga mussels, it is more important now than ever before to be very vigilant about any vessel placed in the lake. Once these mussels invade a lake there is no known way to eradicate them permanently from the lake.

During the coming few months several events are planned that you should be sure to enter on your calendar:

Saturday, May 3, is our Annual Island Cleanup Day (see page 10) giving all residents a chance to get rid of unwanted items. **Joan Young and Penny Singer** will once again sponsor a truck capable of shredding all your old documents and there will also be a truck collecting donated items for a local charity.

On **Thursday, May 22**, your Board will be conducting our annual Island Maintenance Review. This gives you plenty of time to make sure your home is in ship shape. (see Al Baker's report on page 5).

Thursday, June 19 at 7:00 pm, the annual HOA meeting will be held at the Westlake Yacht Club. At this meeting the results of the Board of Directors election will be announced. The five Directors are elected for staggered two-year terms. The two members whose terms are up this year are Al Baker and David Catlin. Both have chosen to run again. You have already received a nomination form for a seat on the Board of Directors in the mail. Anyone interested in running should complete this application form and return it to the Emmons Company.

Save the date – **Thursday, December 11** is our very popular annual Island Holiday party to be held at the Westlake Yacht Club.

Please check out the Island website at www.westlakeisland.com for Island information, architectural rules, pictures of past events, a list of vendors and other interesting facts.

Lastly, I want to wish all of you a very enjoyable summer on the Lake.

Sincerely,
Alan Jeffery

Maintenance

By Maintenance Chair, Al Baker

It's hard to believe that spring has already arrived and the summer activities are just ahead. Along with the annual ritual of spring housecleaning, it is a great time to check your home for any needed exterior repairs or touch-ups where the elements have taken their toll. And it is also a perfect moment to refresh or improve your landscaping.

On **May 22** the Maintenance Committee will be making its annual inspection of the Island homes to ensure that all properties are being well-maintained. We hope for

perfection, but typically we find that a number of minor repairs need to be made, and homeowners have always been very good about making the needed corrections. On its inspection the committee will be checking both the street and lake sides of all homes, looking primarily, but not exclusively, for damaged roofs, peeling paint, stains on driveways, landscaping that is not being maintained, and trees or shrubbery that impede



the use of the sidewalks. We will also be checking to see that any coot fences that do not conform to the new standard for permanent fencing (one- or two-strand electric fences) have been removed and put away for the summer. Temporary coot fences must be removed by **May 1st of each year**.

If you would like a pre-check before the annual inspection, please contact **Al Baker at 818-865-8540**. I will be happy to take a look and let you know about anything the Maintenance Committee might note so that you have an opportunity to correct it before the inspection.

The Board thanks all homeowners for their willingness to keep our neighborhood looking beautiful.

If you do have some exterior repairs or landscaping that you want or need to undertake, don't forget to submit an application to the Architectural Committee. Applications are available at the guardhouse and on the Island website at www.westlakeisland.com.

Westlake Lake Management Report

By Mike Singer

The rain came just in time to fill our beautiful Lake. The Governor of California has declared a drought emergency and our own Lake is still trying to maintain a reasonable water level.

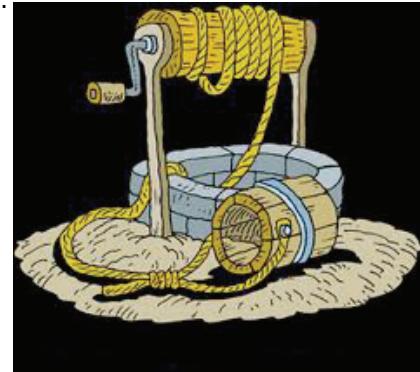
WLMA is in the process of refurbishing Wells #1 and #2 with hopes of maximizing the amount of water that can be pumped into the Lake.

Well #3 still is not a water producer, but drilling experts are taking a new look at the possibilities of achieving some water flow.

Wells #4, #5 and #6 are in the planning stage, including securing locations and scheduling drilling companies able to drill test holes. Some of the drilling companies are booked a year ahead.

If you want to learn more about the Lake, the Annual Lake Tour is on **Saturday, May 3rd** and the Bass Tournament is on **Saturday, May 24th**.

For more details, call Anna or Carl at the WLMA office, 818 889 5377.



Neighborly Way

By Rose Jeffery, Chair

(805) 496-0316 Rose@amjins.com

We send our island condolences to the family and friends of neighbors who passed away since the last newsletter

Mariner Circle – **Ron Fulop** passed away on December 13, 2013.

Freshwind Circle – **Annette Sheeler** passed away on December 12, 2013.

Freshwind Circle - **Sid Drasnin** passed away on January 16, 2014



Recycling

Electronic Waste - E Waste can be dropped off in Thousand Oaks at:

Best Buy Stores - Goodwill - 145 W. Hillcrest Dr.
PC Recycle - 2580 Azurite Circle

Fluorescent lights - used lights can be dropped off in Thousand Oaks at:

Home Depot - 2745 Teller Road

Paint - old paint - drop off in Thousand Oaks at:
Decor Color & Design 2820 E. Thousand Oaks Blvd
Dunn Edwards 260 E. Thousand Oaks Blvd.

Telephone Books – To opt out from future deliveries of paper telephone books contact Yellow Pages www.yellowpagesoptout.com
Unwanted Telephone books can be recycled.

Recycling Cans- Milk and juice cartons can now be deposited in your recycling can for reuse!

Sprinklers - Spring is a good time to check your timers. With our continuing drought, please make a special effort or have your gardeners check the timing of each station along with the direction of the sprinkler heads to save water. A good rule of thumb is if your water is running down the street gutters, you are watering too long. It's time to adjust the timing.

Welcome to the Island

Hospitality Report

By Penny Singer, Chair

The Westlake Island Board welcomes the following new homeowners to the island.

1514 Eastwind Circle – Jack & Roslyn Cook
Oakshore Dr. (Vacant)*

Edward & Marilyn Hogan

32262 Oakshore Dr.

Jerry & Ramona Ketcham

I hope all of you received your Hospitality Basket and found the information helpful in your move to the island.

The new owners on Oakshore have been going through remodeling and have not received a basket. I look forward to personally delivering their basket once they have moved in.*

Please feel free to contact me if you need assistance or have any questions regarding "Westlake Island."

You can also obtain information by going to www.westlakeisland.com



Flag Disposal Program

June 7 to June 21

Residents are asked to take a look at your American Flags flying from your homes and boats. Flags that are old, tattered, faded and frayed may be dropped off at the guard house for proper retirement. **Flag Day is June 14.**

Architectural Report

By Chair, Gary Keller

Periodically, I think it is good idea to review who the members of the architectural Committee are and how they conduct their duties. The recorded Declaration of Covenants, Conditions, and Restrictions (CC&R's) on Westlake Island charges the Architectural Committee with the responsibility for reviewing and approving plans for new homes, and alterations and improvements to existing homes. The purpose of this charge is to preserve the architectural integrity, pleasant environment, and congruous appearance of the Island. This ensures that all property values are protected. The Architectural Committee members are fellow Island residents who volunteer to be on the committee. In addition there is a paid independent architect who reviews all plans that are submitted to the committee. The Emmons Company serves as the conduit for all applications that are submitted, fees that need to be collected, and questions and concerns that need to be forwarded to the Architectural Committee. There is no set term limits for the members of the committee to serve. In the past, some members were on the committee as long as eight years. At other times we have had members who were on the committee for only a few months.

Presently the committee members are relatively new. We have four members who serve.

The chairperson, who currently is Gary Keller, is responsible for chairing all meetings of the committee that occur twice a month on the first and third Wednesdays. In addition the chairperson assists the committee members on issues in their respective zones of the island. He also directs and manages correspondence between the Architectural Committee and homeowners. He prepares Architectural Rules updates as needed for the BOD approval. And finally, he prepares articles for the Island Mainsheet.



The island is divided into four zones with each zone having a representative on the committee.

Each one of these members is a primary homeowner contact for additional information, follow up questions, project status, and approval of the project Notice of completion. Each member can be reached by contacting the Emmons Company .



Susan Plumb looks after Freshwind, Fairbreeze, and 32100- 32156 Oakshore.

Cary Gerhardt handles Mariner, Whitesail, East La Venta, and 32168-3227 Oakshore.

Neil Schai handles Southwind, Bluesail, Westwind and 2400-2530 Oakshore

The Architectural Committee is looking for a new member to represent Redsail, Eastwind, West La Venta, and 2538-2660 Oakshore. Contact Gary Keller 805 494-0511 or grkeller@gmail.com for details.



1653VistaOaks.com

Modern Aesthetic Architectural

JUST LISTED \$1,899,000.



3822 Mainsail Circle

Treasured One Story Lakefront

JUST SOLD \$1,005,000.



Reneechandler.com

Renée Chandler

818 261 1165

Westlake Island Residential Specialist
reneechandler@sothebyshomes.com

Cal-BRE#01281336

Sotheby's
INTERNATIONAL REALTY

Security

By Doug Huemme, Master Protection, Inc.

The security team at Westlake Island appreciates the opportunity that you give us to continue to serve your community. We hope that you are satisfied with the work we do. The team takes pride in delivering a high degree of professionalism and customer service to all Westlake Island residents and visitors. If you do have any suggestions, questions, or comments, please don't hesitate to contact us.

Saturday Work

One of the biggest areas of complaint security receives is when exterior work is being completed on Saturdays that disrupts the peace and harmony of residents. Please make sure that anytime you or your contractors, gardeners, or other service personnel are planning to work on a Saturday they adhere to all the Westlake Island Saturday work rules. Saturday work is only permitted between the hours of 9AM and 5PM. In addition no work can be completed that creates noise and is disruptive.

Your Resident Information

As you know, we have an access control system that contains information about your residence. It includes information such as your names, guests list, vehicles, emergency contact information, and phone numbers. If you ever want to receive a copy of your resident information page to verify that the information is correct, please contact us and we can print out a copy for you.

MPS Has Gone Green

Your security team made a successful transition to a nearly paperless operation. All incident reports, activity reports, repair reports, emergency access reports, and other reports that had previously been completed on paper are now completed using a computer or smart phone. Not only is this method more environmentally friendly as it eliminates the need for paper, it's also far more efficient as reports can now be viewed in real time, and can be stored electronically making them available for immediate retrieval if necessary. Don't be surprised when you see the security officers stopping while on patrol to use the company issued smart phone to take a photo and document in a report something that needs to be repaired or reported.

Personal & Home Safety Tips

While Westlake Island is a guard gated community, it doesn't mean it's a crime free community. You should still take precautions for the safety of your family and your property. A few suggestions include:

- 🛡️ Keep your doors locked, even when you are at home. A high percentage of home burglaries occur when doors are left open - Don't leave your garage doors open.
- 🛡️ Lock your vehicles and don't leave valuables in plain sight.
- 🛡️ Don't allow newspapers, etc. to collect on your driveway that will make it appear you are out of town.
- 🛡️ Remember that over 60% of home burglaries occur during daytime hours, so secure your home as well during the day as you do at night.
- 🛡️ Don't post on Facebook, Twitter, or other social media when you are out of town.
- 🛡️ Use timers or other devices to give your home a "lived in" feel when you are away.
- 🛡️ Report any suspicious activity to security or law enforcement. Always report any crimes that do occur.
- 🛡️ Change out the batteries in your smoke and carbon monoxide detectors.
- 🛡️ Consider installing an alarm in your house. Advanced alarm systems will monitor for intrusion, fire & carbon monoxide. You can even monitor these systems using your smart phone.
- 🛡️ Be a good neighbor. Keep an eye on your neighbor's homes, especially when they are out of town. Report anything suspicious.



\$100 Gift Certificate
to Boccaccio's to
TWO winning
homeowners. See
below.

Annual Westlake Island Cleanup Day

Saturday, May 3, 2014

8 am - 11:30 AM

By Larry Schalk

One large dumpster will arrive on Saturday for our Annual Island Cleanup Day which is sponsored and paid for by the Community Enhancement Program of the City of Thousand Oaks.

The dumpster will be located at 2636 Oakshore Drive at La Venta Drive. A local charity will have a truck at Oakshore to take your donation of items in reasonably good condition. A pickup truck donated by Frank Redlich will be available to haul large items. Call the gatehouse to request pickups. You will be given a receipt for donated items.

No tires or hazardous materials such as paint, chemicals, computer monitors or televisions will be accepted. No grass clippings or green materials.

Rose Jeffery will again have a separate household battery collection site.

Special thanks to Penny Singer and Joan Young
for providing the shredder!

For Removal of Hazardous Materials

L.A. County residents - call Westlake recycling at

440 835-6432 to schedule free

home pickup service of paint, oil, batteries, computer monitors, televisions or other contaminants.

Ventura County residents - call the T.O. Hazardous Waste program at **805 449-7283** to drop off hazardous material.



Visit www.toaks.org for recycling/disposal information for Ventura residents or

www.wlv.org for LA County residents.



*The perfect dinner or
brunch at beautiful
Boccassio's*

Clean out your garage, make room to park your car and win a \$100 Gift Certificate for Boccaccio's

Contact Larry Schalk at (805 495-7243) and advise him you'll be competing for one of two \$100 gift certificates for Boccaccio's during Island Cleanup Day. He will visit you on the morning of Island Cleanup Day to see your garage before cleanup and then after 11:30 on May 3 when you can park your car in your garage!

The ideal challenge to do what you've been putting off!

Animal Regulations

By Chair, Larry Schalk

Recently we have found several dogs taking themselves for walks without their pet guardians. There are many dangers that could present themselves to these dogs, the least of which are cars and dognappings. And to make identification more challenging to our security team, these lovable pets were minus their dog tags.

And unfortunately there are still some dog walkers who do not clean up their dog's poop. Please call the Guard House at 805 495-7411 if you observe this behavior. Thanks to the concerned dog walkers who graciously pickup for others and help keep our Island pristine. Special thanks goes to Niki Rapattoni and Rose Jeffery who have been doing this thankless chore for countless years!

Thinking of Buying or Selling a Home?

CALL MARY KAY & JIM DONAHOE

Waterfront & Exceptional Homes Specialist

 Prudential
California Realty

 Fine Homes
INTERNATIONAL

805.495.1515

Email us at:

MaryKay@theDonahoes.com

Visit us at:

www.MaryKayDonahoe.com

We Love Selling Waterfront Homes!

I have several
listings that are
available to purchase
but not in the MLS (at
sellers' request). Please
call me for details -
805.495.1515



BERKSHIRE
HATHAWAY
HomeServices
Coming Soon...

"Prudential California Realty
will soon be Berkshire Hathaway
HomeServices"

1155 Lindero Canyon Road • Westlake Village, CA 91362

An independently owned and operated broker member of BRER Affiliates Inc. The Prudential logo and the Rock symbol are registered service marks of Prudential Financial, Inc. Used under license with no other affiliation of Prudential. Equal Housing Opportunity. ☐

Mary Kay Lic #00570308
Jim Lic #00915761



Penny Singer



REALTOR®

805.371.7445

pennysinger@roadrunner.com

waterfrontproperties.biz

BRE #00886394

Sotheby's INTERNATIONAL REALTY

971 S. Westlake Blvd.

Suite 100

Westlake Village, CA 91361

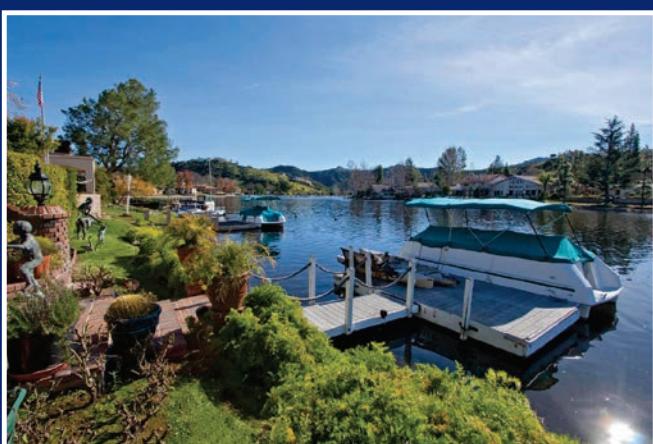
If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully. Sotheby's International Realty is owned and operated by NRT LLC. Sotheby's International Realty is a registered trademark. Sales may represent all brokers.



"Westlake Island" "Leased"

2420 Oakshore Drive

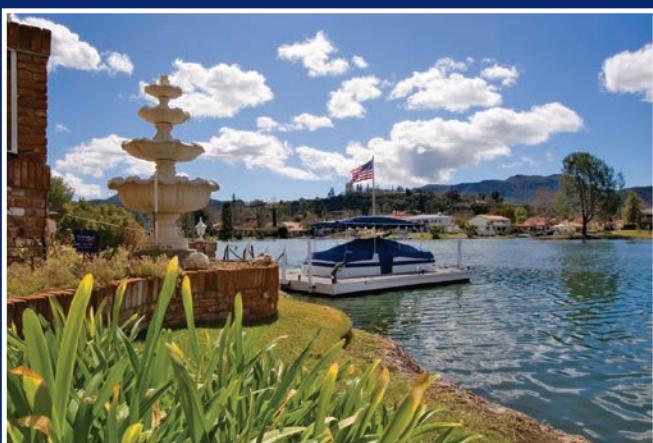
Stunning Italian Villa on two parcels. Gorgeous Main Channel, Sunset and Lake Views! 4 + 4.5, Library, Elevator, Formal Dining, 4 car garage.



"Westlake Island" "Sold"

32116 Oakshore Drive

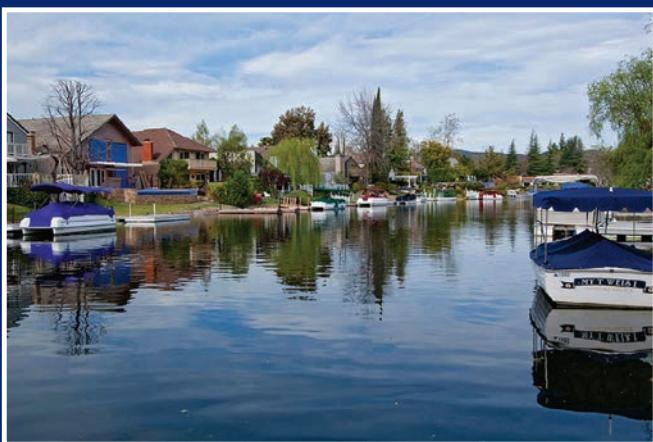
Fabulous Island Home with Main Channel, Mountain, Sunset Views, 3 + Art Studio, Huge Family Room, Elevator, Entertainment Bar, Atrium, Pool & Spa.



"Westlake Island" "Sold"

32272 Oakshore Drive

Spectacular Custom Home on the Main Channel. 4 + 4, Spacious Living Room and Family Room. Gourmet kitchen, Gorgeous Main Channel Views.



"Westlake Island" "Sold"

3931 Fairbreeze

Westlake Island One Story Lakefront Home. 3 + 2. Great floor plan. Charming Brick Fireplace, Lakeside Master. Remodeled. Wonderful Lake Views.