

# *Westlake Island Mainsheet*

*Published by the Property Owners Association of Westlake Island  
Issue 2011-01  
April 2011*





**HOSPITALITY REPORT**  
Hospitality Chair, Penny Singer



*The "Westlake Island Board"  
welcomes the following new homeowners  
to Westlake Island:*

**Ernie and Lulu Schaeffer**  
32120 Oakshore Drive

**Fred and Kathleen Bailey**  
1481 La Venta Drive

**Yvonne Vollert**  
4030 Mariner Circle

**Joseph and Patricia Paulucci**  
1507 La Venta

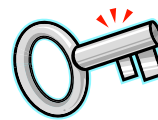
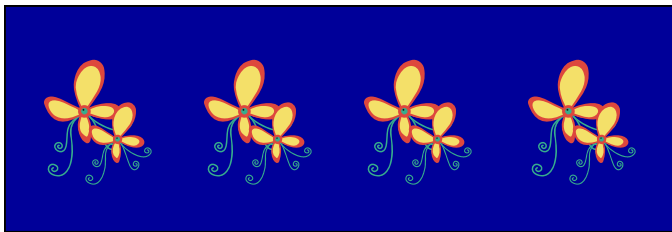
**Evelyn Nathanson**  
1299 Bluesail Circle



I hope all of you enjoyed your "Hospitality Basket" and found the information helpful in your move to our wonderful and beautiful "Westlake Island".

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](http://www.westlakeisland.com).

**Welcome to Westlake Island!**



**ISLAND SECURITY**

Terry Livingston, Owner

Island Security would like to remind you spring is here, and so are our feathered friends. Please slow down and watch for ducks in the street.

We would also like to remind you to please call security (805 495 7411) when you are expecting a guest or worker as this will allow us to expedite their entry on to the Island.

Please when parking on the street make sure you are parked facing the right direction.

I would like to thank all of the residents for their help in keeping their cars off the street on Friday's street cleaning. Security would like to remind you if you sell or trade in your vehicle to please remove the decal or come by the guardhouse and we would be happy to remove it for you. There are still a few people who have the old 2010 decal on their windshield. Please come by the guardhouse between 6AM and 2PM any day of the week and get the new 2011 decal.

**BEAUTIFICATION COMMITTEE**

**We are in need of a chairperson for the Beautification Committee.**

The Beautification Chairperson is responsible for working with American Nurseries on the Spring and Fall plantings as well as common area landscape maintenance.

If you are interested please contact Pam Zegers at the Emmons Company (805) 413-1170.

Thank you

## PRESIDENT'S MESSAGE

Alan Jeffery, President

Spring has sprung and with all the rain this past season the Island is looking more beautiful every day.

The Island Board wants to thank all Ventura county residents for your cooperation during the recent installation of FiOS (Verizon's fiber optic delivery system) and all residents of the Island during the street repairs. The damage to the streets caused originally by Americast years ago was getting progressively worse and had to be repaired. Fortunately we were able to schedule both tasks during the same time frame to keep the disruption to a minimum. U-Verse, AT&T's fiber optic delivery system should be available to the LA county side of the Island later this year. Happily, the installation of U-Verse requires no work on the Island.

Mark on your calendar for these upcoming dates: On June 2<sup>nd</sup> the Annual Island HOA meeting will be held at the Westlake Yacht Club at 7:30 pm. At this meeting we will announce the results of the Board of Directors election. As you know the five Directors are elected for staggered two year terms. The three members whose terms are up this year are Alan Jeffery, Larry Schalk and Penny Singer. All three 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 should complete this application form and return it to the Emmons Company. Next, our very popular Island Cleanup Day is scheduled for Saturday, June 18<sup>th</sup> (see details elsewhere in this edition). As was the case last year, Joan Young and Penny Singer will sponsor a truck capable of shredding all your old documents. Again this year we will be accepting household (no car or boat) batteries and prescription or over the counter drugs for safe disposal. Also in June on the 23<sup>rd</sup> we will be conducting our annual Island Maintenance Review (this gives you time to get your property in tip top shape). See

what we look for in the Maintenance Review article elsewhere in this edition.

Lastly, I want to take this opportunity to thank you all for keeping the Island such a beautiful place to live and to wish you a very enjoyable summer.

### WESTLAKE ISLAND BOARD

President	Alan Jeffery
Vice-President	Penny Singer
Secretary	Al Baker
Treasurer	David Catlin
Member-at-Large	Larry Schalk

### COMMITTEE CHAIRPERSONS

Animal Regulations	Larry Schalk
Architecture	Al Hallden
Beautification	<i>position open</i>
Joint Board	Linda Vandaveer
Facilities	Dave Whitney
Maintenance	Al Baker
Island Security	David Catlin
Mainsheet Editor	Alan Jeffery
Hospitality	Penny Singer
Advertising Manager	<i>position open</i>
Technology	Bob Weisz

### WLMA ISLAND REPRESENTATIVES

Lucy Ableser	Rita Packard
Carolyn Davis	Michael Singer
Robert Bocchi	Bill Snell
Linda Catlin	Tony Tramonto
Ron Code	Linda Vandaveer
Charles Cohen	Jan Whitney
Karen Lieberman	Richard Young
Charles Lees	



## WESTLAKE JOINT BOARD

Linda Vandaveer , Island Representative

The Joint Board is a group that consists of representatives from about 35 homeowner associations within the Westlake Village area. Information about the city and concerns of the various associations represented are addressed. The group meets every other month at the North Ranch Centre, 1400 N. Westlake Blvd. Meetings begin at 7:30 pm. All are welcome to attend. Contact me at [livn2007@roadrunner.com](mailto:livn2007@roadrunner.com) if you have questions. This article is a summary of the information presented at the 3/24/2011 meeting.

Jacqui Irwin, Thousand Oaks Mayor Pro-Tem provided the following information: A new sign will be installed at the Auto Mall. Styling criteria for the sign has been provided by City Council. The Auto Mall provides the city with 25% percent of its earned sales tax, amounting to \$5 to \$7 million per year and is thus a significant revenue source for the city. An updated, properly styled, and visible sign helps keep revenues up. Sprouts Health Food Market is under construction at the old Longs Drugs site near Von's. Westlake/Thousand Oaks will again host the end of the Amgen Bike Tour, May 22. Details are on the city's website.

Ned Davis, Westlake Village Mayor reported that the contractor for the park on Thousand Oaks Blvd has gone bankrupt. Selection of a new contractor is in progress, but will put the progress on the park 2-3 months behind schedule. So far, everything in the park is working well. The city's TGIF series will continue again this year, providing a great selection of free live music and entertainment for all. Save the dates: June 3, June 17, July 8, July 22, August 20, and Sept 2. Program details are available on the city's website.

Glen Kulik, an attorney whose office focuses on homeowner associations and their concerns provided information on CC&R's and their importance as our governing documents. As an association, it's time to re-write CC&R's when the document predates 1986 or when the developer of the community wrote the ex-

isting CC&R's. The David Sterling Act was quoted as providing current legal guidelines. Big issues in associations are: pets, maintenance obligations, leasing restrictions, and architectural control. Enforcement of rules and regulations require a published fine schedule, with ongoing infractions needing a per day fine. Suspension of privileges for violators was discussed, and could include lack of voting rights and suspending resident lane privileges on entering a gated area. Consistent enforcement of the rules by the governing board was stated to be vital. An association cannot prevent satellite dishes or solar panels, but can limit their placement and appearance.

---

## ANIMAL REGULATIONS

Larry Schalk, Chair

"We do not have a poop problem....we have a poop pickup problem."

This is the consensus of animal behavioral experts that the Association has consulted on this troubling issue. Poop is on the Island and it is on the rise!

Solutions: It is felt (again by our consultants) that most of the un-picked up poop is deposited under the cover of darkness. Therefore, we have applied for a Homeland Security grant to buy both hand held flashlights and miners hats with flash lights for all Island dog owners. This will help see the offending poop that dogs may have left behind.

Secondly, we are also asking for in the same grant, night vision glasses for all guards and members of the Island Poop Patrol. The Patrol is a group of Island volunteers who watch for the violating poopers. They currently are under going training at the Special Canine Warfare Training Center (SCWTC) at Twenty Nine Palms and will be activated soon.

Thank You for your cooperation.

---

# ISLAND CLEANUP DAY

SATURDAY, JUNE 18, 2011

8AM - 12 NOON

2636 OAKSHORE at LA VENTA

Two huge dumpsters will arrive on Saturday for our annual Island cleanup day sponsored by the City of Thousand Oaks Community Enhancement program which covers all costs.

A local charity will have a truck at Oakshore to take donations of good stuff and receipts will be given. The Security truck will be available to haul the big items.

A large shredder sponsored by Joan Young & Penny Singer of Sotheby's will be available to dispose of all your unwanted documents.

No tires, hazardous materials such as paint, chemicals, electronics, computer monitors, televisions, florescent lights or car/boat batteries will be accepted. Also no tree or plant trimmings or grass clippings.

A separate household battery and prescription & over the counter drug collection boxes will be available by the dumpsters.

## **For removal of hazardous materials:**

*LA County residents:* Call the Westlake Village recycling hot-line @ 800 579-4979 to schedule a free home pick up service. For more information check out the City of Westlake Village website @ [www.wlv.org](http://www.wlv.org).

*Ventura County residents:* Call the Thousand Oaks Household Hazardous Waste program @ 805 449-7283 to schedule an appointment to drop off hazardous waste. For more information check out the City of Thousand Oaks website @ [www.toaks.org](http://www.toaks.org).

---

## ARCHITECTURAL COMMITTEE

Al Halden, Chair

This is the time of year when many of us start to think of home improvement or repairs to our Island properties. If you are planning any work to the exterior of your home that is visible from the street or the lake, you are required to submit an Architectural Application, even for "return to original conditions" such as a dry rot repair or repainting in the same colors. Here are a few suggestions to smooth the way to an expedient approval of your application.

Review the Architectural Rules on the Westlake Island Website, [www.westlakeisland.com](http://www.westlakeisland.com). You can print an Architectural Application form from this website or pick one up from the guard gate. If you are planning a change on or adjacent to your property line, it's also a good idea to discuss it with your neighbor. *Reminder: Applications are required for Satellite Dish installation (\$30 Fee). Satellite Dishes will be approved, but installers sometime pick the most "convenient" location and the committee looks for the least "obtrusive" location when viewed from the lake or street.*

**Application:** A clear, legible description of what you would like to do greatly assists the committee in assessing the change. Although a professional quality plan is desired, a clear description and sketch with dimensions will often suffice for simple changes. Photographs are also helpful. If you need more room than the space provided on the application, add an attachment page.

Submit your application at least one-week before the committee meetings, which are on the 1<sup>st</sup> and 3<sup>rd</sup> Wednesday of the month.

Once approved, your neighbors will appreciate your diligent efforts to maintain a clean, safe construction site and to complete the work on a timely basis.

**Assistance:** All the Architectural Committee members are volunteers, but are available to assist you in the approval process. Call Pam Zingers (805-413-1170) at the Emmons Company and leave your name, address and phone number and a committee member will contact you.

**Reminder:** If you use a "Coot Fence" in your rear yard, it must be removed and stored out-of-sight between May 1<sup>st</sup> and Sept 15<sup>th</sup> (Architectural Rule 5.6). If you are interested in artificial turf for your rear yard as a permanent solution to the annual "Coot Invasion", the committee has samples and can show you several rear yards where it has been installed.



## NEIGHBORLY WAY

Rose Jeffery , Chair (805) 496-0316  
Rose@amjins.com

Our island condolences to the family and friends of neighbors who passed away since the last newsletter.

Fairbreeze Circle – **Holly Mitchell** - March, 2011.

Freshwind Circle - **Kerry Gruen** - February, 2011.

Mariner Circle – **Eleanor Singer** - January, 2011.

Whitesail Circle – **Margery McDonnell** – December, 2010.

LaVenta – **Mark Gomberg** - February, 2011.

Redsail Circle – **Dr. Maurice Okum** - December, 2010 and **Shirley Okum** - March, 2011.

Westwind Circle – Former resident **Peggy Case** - February, 2011.



## Remembering Holly

By Cate Brown

Westlake Island resident Holly Mitchell Cox was born Miriam Francis Sager in Evanston, Illinois. While attending the University of Michigan she met and married husband Bill Cox fifty-seven years ago and they soon headed for Hollywood.

In 2000 Holly became the founder and publisher of *Society Social Calendar Magazine*. The first of its kind in this region, the seminal publication in slick format artfully combined charity events, glamour photos of attendees, glowing copy and a social calendar of the community's future social events.

On March 16, 2011, with her family around her, Holly succumbed after a long, valiant battle to a bone marrow disorder. She will be missed by all who knew her including her husband Bill and their two sons Mitch and Kerry Cox.

## FLAG DISPOSAL PROGRAM

Our island flag disposal program will be available to our residents again this year between June 1 and June 20 in conjunction with Flag Day, June 14. Bring your old tattered and frayed flags to the Guard House for proper disposal in a respectful manner during those dates.

### Flag Etiquette –

- Display the flag outdoors only between sunrise and sunset unless illuminated by a spotlight.
- Never allow the flag to touch the ground or any other object while on display.



## HOUSEHOLD BATTERY COLLECTION PROGRAM

Are you aware that batteries can no longer be thrown away in the trash! Take your used batteries to your city hall in Westlake Village or Thousand Oaks for safe disposal. Used batteries can also be dropped off at the Goebel Senior Center and the Thousand Oaks Library during normal business hours.

## HAZARDOUS WASTE PROGRAM

The cities of Westlake Village and Thousand Oaks both have hazardous waste programs for their residents use. LA County residents can call the Westlake Village recycling hot-line @ 800 579-4979 to schedule this free home pick up service. Ventura County residents can call the Thousand Oaks Household Hazardous Waste program @ 805 449-7283 to schedule an appointment to drop off hazardous waste.

## MAINTENANCE

Al Baker, Chair

The winter storms appear to be over, and it's time for spring cleaning. Spring 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 June 23, the Maintenance Committee will be making its annual inspection of the Island homes to ensure that all properties are being well-maintained. Our hope is that will be the case, but typically we find that a number of minor repairs need to be made. The following are maintenance issues our committee looks for:



### Home Maintenance

Homes "that show peeling or faded wood trim, fascia boards, doors, patio decks or garage doors" will be cited. Faded or stained stucco will be cited. Roof flashings should be painted the same color as the roof or house trim. Roof tiles and shingles will be cited if they have fallen off.



### Landscape Maintenance

Lawns, shrubs, plants, bushes or any other plantings must be trimmed and maintained. Decks that are raised above the grass should have foliage or lattice so you cannot see under the deck. Trees should be trimmed to a height of ten feet above any sidewalk. Dead limbs are to be removed. Tree branches are not to hang into the lake.



### Driveways

Residents are required to keep driveways free of oil, grease, rust and other stains.

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.

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.

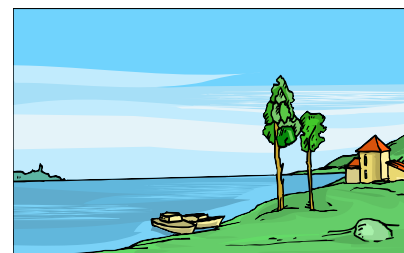
---

## WESTLAKE LAKE MANAGEMENT REPORT

Carl Koenig, Lake Manager

After the storms in late March our lake crew working 8 days straight, broke all records in the removal of storm debris from our lake. A total of approximately 44,000 pounds of debris were removed from our lake during that eight day period. Although you may think that the recent storms should have our aquifers filled to the brim it can take one year for the rain we just experienced to migrate to our wells (which are 800 feet deep).

Please look for the WLMA annual report due out in late June for more information on our beautiful lake.



**STEVE CHESNEY**



- More than 25 years of professional painting in Southern California
- Interior & Exterior Painting
- Commercial & Residential
- Great Painters - Great Results

**BLUEWATER  
PAINTING CO.**

Lic.No.946613

**805.625.1734** [BlueWaterPaint.com](http://BlueWaterPaint.com)

IF YOU WOULD LIKE TO PLACE AN AD IN THE NEXT MAINSHEET NEWSLETTER,  
PLEASE CALL JEFF FRIEDMAN AT THE EMMONS COMPANY, 805.413.1170.



## Annual Holiday Party



Westlake Island's annual holiday party 2010 was again held at the Westlake Yacht Club on Thursday, December 10<sup>th</sup> and thoroughly enjoyed by the many residents dressed in their bright holiday colors. A wide variety of gourmet hors d'oeuvres and desserts were provided by the Island Home Owners Association, while Reds Bar-B-Q did their famous carving stations of turkey and tri-tip.

Don't miss out on this year's party. Mark your calendar for  
**Thursday, December 8, 2011.**

It will be another Island party to remember!

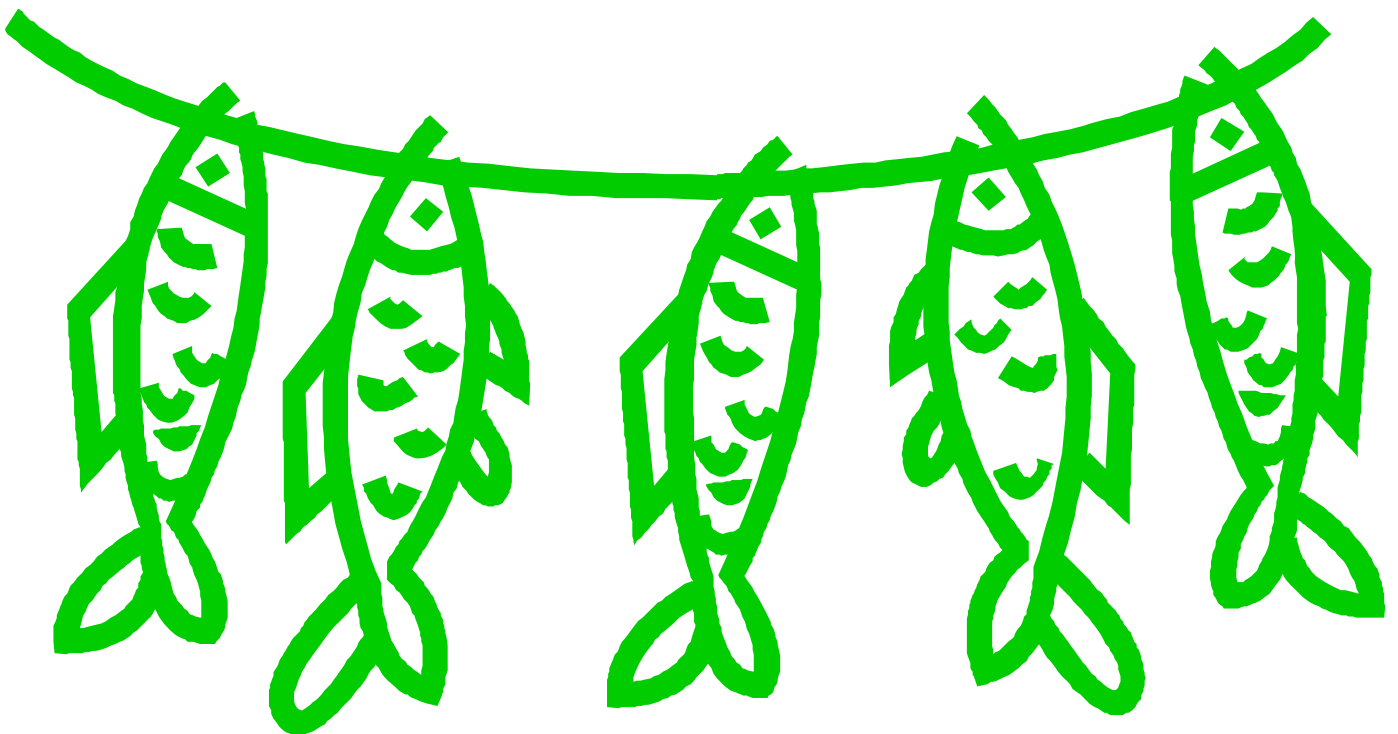
## ANNUAL FISHING CONTEST

THE FISHING COMMITTEE OF WESTLAKE LAKE MANAGEMENT (WLMA) IS HOSTING THE ANNUAL FISHING CONTEST ON SATURDAY, MAY 21, 2011 FROM 7-10AM. PLEASE CONTACT WLMA AT (818) 889-5377 FOR AN APPLICATION. FATHER/SON/DAUGHTER TEAMS ARE ENCOURAGED AS WELL AS GUESTS ARE WELCOME. TROPHIES ARE AWARDED.

## ANNUAL KIDS DAY AT THE DOCKS

WITH THE PROCEEDS FROM THE FISHING CONTEST, WLMA'S FISHING COMMITTEE WILL SPONSOR THE ANNUAL "KIDS DAY AT THE DOCKS" ON SATURDAY, AUGUST 20, 2011 AT 8:30AM. CHILDREN AGES 8-14 YEARS OF AGE FROM WESTLAKE AS WELL AS CHILDREN AND GRANDCHILDREN OF ISLAND RESIDENTS ARE WELCOME TO TRY THEIR HAND AT FISHING.

AFTER A MORNING OF FISHING, EACH CHILD WILL RECEIVE GIFTS OF FISHING TACKLE OR EQUIPMENT. LOANER FISHING RODS ARE AVAILABLE. A WEENIE ROAST FINISHES OFF THE MORNING BY 11:30 AM.



Penny singer ad

Mailing Page  
With Donahoe Ad