

THE VILLAGE VOICE

JULY AUGUST* SEPTEMBER* 2014

POOL RENOVATION UPATE

As you all know, quarterly assessments were increased this year to save up for renovation of the pool. ALL of the increase, as well as a portion of the regular reserve deposit, has been placed in a separate "Pool Renovation Fund", and as of May 31st we've saved over \$80,000 in that account. We hope to be able to hold off on the project for a couple of years, at which time we should have a big portion of the cost covered. In the meantime, we continue to make minor repairs as required by the Ventura County Health Department.



LIFEGUARDS

Please also be aware there will be NOT lifeguards on duty at the Village Homes pool this Summer. Please make sure that all children are accompanied by an adult when visiting the pool.



BOARD OF DIRECTORS 2013-2014

PATRICK CARROLL
PRESIDENT
CAROL CONTE
VICE PRESIDENT
JOHN CHAVEZ
TRESURER
TINA DANIELS
SECRETARY
JANET WALL
MEMBER AT LARGE



The City of Westlake Village is co-sponsoring a community fireworks show in partnership with the Westlake Village Inn. The fireworks will be fired from the Westlake Village Golf Course, 4812 Lakeview Canyon Road, at 9 p.m. for an 18 minute show and reach altitudes of 500 feet. 4th of July activities will begin at 5:00 pm and end at 9:30 pm. Mediterraneo and Bogies will remain open after the 4th of July activities commence. The fireworks will represent the grand finale to an afternoon of family friendly activities such as a water balloon toss and watermelon eating contest are planned as part of the day's events. In addition, multiple meal options will be available for purchase from hot dogs to high end dining at the Mediterraneo Restaurant. The event is free and open to the public. A full list of activities and food options at the Inn is available by visiting www.westlakevillageinn.com. Calvary Community Church will be opening its grounds for viewing and parking for the evening. Gates will open at 6:00 pm and food truck options will be available for purchase in addition to ice cream and kettle corn. A free concert featuring Urban Soul will begin at 7:00 pm. Residents are encouraged to bring blankets and to picnic and enjoy the concert on the lawn facing the Westlake Village Golf Course.

Minutes of Board of Directors Meeting- May 14, 2014

CALL TO ORDER AND ESTABLISH QUORUM

The regularly scheduled meeting of the Board of Directors of Village Homes Property Owners Association on May 14, 2014 was called to order at 9:00 a.m.

BOARD MEMBERS PRESENT

A quorum was established with Board Members Patrick Carroll, Carol Conte, John Chavez, Janet Wall and Tina Daniels present.

OTHERS PRESENT

Elfrieda Tate, Association Manager, The Emmons Company
Valarie Alejo, Recording Secretary, The Emmons Company
3 Homeowners

HOMEOWNER COMMENTS

Owner of Lot # 22901 was present to read a letter to the board regarding the landscaping on the South side of Triunfo. The board advised him that they have discussed this same issue several times with him. The board also advised that they have made every attempt to comply with his request however, since the owner not sign the easement agreement the project could not move forward. The associations attorney has responded to the homeowner and the matter is now closed. Owner of Lot# 1501 was present to inquire about the pool heat. The board advised her that the proposal to install a new heater was approved and would the pool heat will be back to normal by the end of the week.

APPROVAL OF MINUTES

Motion: Motion was made to approve the minutes of the April 16, 2014 meeting as amended. Motion was seconded and passed.

FINANCIAL REPORT

The Financial Report for March 2014 was presented by management, showing a total cash on hand of \$139,539.93 as of March 31, 2014.

Motion: Motion was made to approve the financial report for March 2014. The motion was seconded and passed.

MANAGEMENT REPORT

The Board discussed the management report, indicating regular maintenance items.

OLD BUSINESS

Greenbelt/Landscape Update-

Repairs and some replacement work for the lights on the greenbelts will begin at the end of July.

Architectural Guideline Update- Tabled for the next meeting.

Violations- The Board reviewed a copy of the violation log and will continue to monitor all violations.

Clubhouse-

Proposal for Annual Heating and Air Maintenance-

Motion: Carol Conte made a motion to approve the proposal submitted by Aladdin Air Conditioning & Heating in the amount of \$465.00. The motion was seconded by Patrick Carroll and passed unanimously.

Pool Update –Pool Heater A proposal was submitted by AAA Pools to install a new pool heater in the amount of \$3,070.85. **Motion:** Patrick Carroll made a motion to approve the proposal. The motion seconded by Tina Daniels and passed unanimously.

Pool Party Fees-The board decided there will not be a charge for pool parties at this time.

Lifeguards-Motion: Carol Conte made motion to not use lifeguards at the pool this summer. Patrick Carroll seconded the motion and it passed 4-1.

Tennis Court Update- Tina Daniels reported that the tennis court has been getting a lot of use and there has not been any problems.

NEW BUSINESS

Management provided a copy of the approved letter that was sent to CRPD regarding the proposed dog park at Triunfo Park.

NEXT MEETING

The next board meeting is scheduled for June 11, 2014 at 7:00 p.m.

ADJOURNMENT

There being no further business, the meeting was adjourned to executive session at 10:30 a.m.

Respectfully submitted,
Valarie Alejo, Recording Secretary

July 2014

Sun Mon Tue Wed Thu Fri Sat

		1	2	3	4 OFFICE CLOSED	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19 RENTAL
20	21	22	23	24	25	26
27	28	29	30	31		

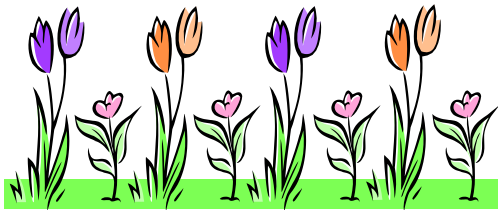
August 2014

Sun Mon Tue Wed Thu Fri Sat

					1	2
3	4	5	6	7	8	9 RENTAL
10 RENTAL	11	12	13	14	15	16 RENTAL
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

**APPROVED
ARCHITECTURAL
PROJECTS**

Waterby– Solar Panels
Rim Crest– Entryway Gate
Triunfo– Shed
Bradbury– Exterior Paint
Waterby– Exterior Paint
Leaflock– Landscape
Elfstone– Exterior Paint
Bradbury– Driveway
Rim Crest– Solar Panels

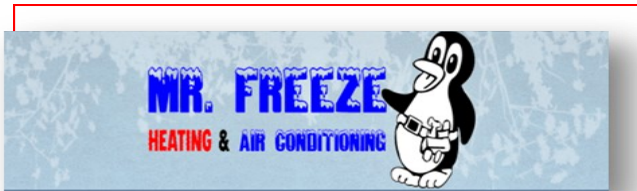


REMINDER!

If you plan to paint the exterior of your home, you must fill out an architectural application. Approved colors are in the clubhouse for review or you may visit Décor Paint, located at 2820 Thousand Oaks Blvd. Just ask for the Village Homes approved color list .

ANNUAL MEETING

The next board of directors meeting is scheduled for Wednesday, July 9, 2014 at 7:00 p.m. at the Village Homes Clubhouse



(805)-558-8590

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Emma Van Zuyle

Babysitting

And

Mowing Lawns

Village Homes

Westlake Village

805-494-3910– Home

805-208-3724-Mobile

Babysitting and CPR Classes

Completion June 2014

NEED ASSISTANCE?

Don't hesitate to call or email us directly if you notice problems

in the common areas like graffiti, broken sprinklers, fallen trees, dead shrubs or lights out.



We are happy to contact the appropriate vendor.

Clubhouse Office -805-497-4491

Emmons Office-805-413-1170

villagehomespoa@gmail.com

You may also make a service request electronically via our web site at www.emmonsco.net.

LANDSCAPERS

If you have your yard work performed by landscapers, please ensure that they are not cleaning up your property by blowing the debris and dirt into your neighbors yards or into the street or greenbelt. Leaves, dirt and grass cuttings should be swept up and removed. In addition, please be sure to remind all landscape workers, when using the blower it should be turned off when pedestrians are near.

PET OWNERS

We receive periodic complaints about dogs off leash and owners not picking up after their pets, particularly when they do their business on a neighbor's property or on the greenbelt. Please be considerate of your neighbors by not allowing your dogs to run loose and please, pick up after your pet.

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Village Homes POA

1040 Evenstar Avenue

Westlake Village, CA 91361

VILLAGE HOMES

CLUBHOUSE

Hours: 9:00 a.m. to 1:00 p.m.
Monday, Wednesday and Friday
(Except Holidays)



Skateboarding and rollerblading, are strictly prohibited at the clubhouse parking lot, pool area and tennis courts. There is now high definition 24 hour video surveillance at the pool and clubhouse parking lot.

**Parents –Owners
will be fined up to \$250.00 per
week, per child, per occurrence.**

For information regarding the CC&R's, pool keys, general information, advertising in the "Village Voice" newsletter, architectural questions, pool parties, or clubhouse rental applications, Please call: Valarie Alejo at 805-497-4491

Should an emergency occur outside of normal business hours you may contact:

The Emmons Company
805-413-1170