

VILLAGE VOICE

Village Homes POA

www.villageinwestlake.com

December 2015

Presidents Message

Dear Village Homes Residents & Homeowners:

Village Homes has had a productive year. The turf reduction project has resulted in our annual water bill being \$8000 under budget as of October 1st and the rest of the financials are on track to come in on budget. The Village Homes Landscape and Architectural Committee has done a great job updating the POA recommendations for grass replacement in front yards.

The pool renovation project continues to move forward, including our POA hiring a Construction Manager and submitting the first set of plans to the City of Thousand Oaks. The Pool Committee intends to get bid packages to contractors by the 1st week of December. Our goal is to begin construction by mid-January and assuming that El Nino does not create significant delays, have the pool ready for use by June.

In preparation for a wet winter, please get your roof inspected, review your homeowner's policies, and if you think you might need sandbags, get them in advance. In case of drainage issues or debris in the greenbelts, please call the Emmons Company at [805.413.1170](tel:805.413.1170).

The updated grass removal guidelines, preliminary pool plans and architectural change application can be found on our website www.villageinwestlake.com. If you have a comment, question or concern, please use the *contact us* tab and I will respond in a timely manner.

Please join us on December 9th at 6:30 pm at the Clubhouse for the next Village Homes Board meeting.

Sincerely,

Angie Simpson
President, Village Homes Board of Director

Homeowners Meeting

The Board of Directors will meet Wednesday, December 9th, 2015 at 6:30 p.m. at the Village Homes Clubhouse. All homeowners are invited to attend. Meeting agendas are available on the Village Homes website, www.villageinwestlake.com and is posted on the bulletin board in front of the clubhouse.

Clubhouse and Tennis Court News

Please be advised that due to the demolition and construction of the new pool we will not be able to rent the clubhouse from December 12, 2015 until the construction is complete. The tennis court will be closed as well. We apologize for the inconvenience. Please remember there are tennis courts at Triunfo Park.

Adjoining Owners Equally Responsible for Shared Fences and Boundaries

Adjoining landowners, with properties contiguous or in contact with each another, must share equally the responsibility for maintaining boundaries and monuments between them. Adjoining landowners are presumed to share an equal benefit from any fence dividing their properties, and unless otherwise agreed in writing, are presumed to be equally responsible for the reasonable costs of construction, maintenance, or necessary replacement of the fence.

A landowner must give each affected adjoining landowner a 30-day prior written notice of any intent to incur costs for a division fence. The notice of intent must include the following: (1) a notice of the presumption of equal responsibility for the reasonable costs of construction, maintenance, or necessary replacement of the fence; (2) a description of the nature of the problem with the shared fence; (3) the proposed solution for the problem; (4) the estimated construction or maintenance costs to address the problem; (5) the proposed cost sharing approach; and (6) the proposed timeline for addressing the problem.

An adjoining landowner can overcome the presumption mentioned by demonstrating by a preponderance of the evidence that imposing equal responsibility would be unjust. To determine whether equal responsibility for the reasonable costs would be unjust, a court will consider the following: (1) whether the financial burden on one landowner is substantially

disproportionate to the benefit conferred upon that landowner by the fence; (2) whether the cost of the fence would exceed the difference in the value of the property before and after its installation; (3) whether the financial burden to one landowner would impose an undue financial hardship given that party's financial circumstances as demonstrated by reasonable proof; (4) the reasonableness of a particular construction or maintenance project, including the extent to which the costs appear to be unnecessary, excessive, or the result of one landowner's personal aesthetic, architectural, or other preferences; and (5) any other equitable factors appropriate under the circumstances.

Article is courtesy of the CAR Legal Department. Assembly Bill 1404 (codified as Cal. Civil Code § 841) (effective January 1, 2014).



Nextdoor is the free and private social network for neighborhoods. On Nextdoor, Village Homes has a private website for neighborhoods where residents can ask questions, get to know one another, and exchange local advice and recommendations.

Over 275 residents of our neighborhood are active on Nextdoor.com. To join you may visit the Village Homes website and it will have a link to sign up for Nextdoor.com.

BOARD OF DIRECTORS MEETING

October 28, 2015

Minutes

CALL TO ORDER AND ESTABLISH QUORUM

The meeting of the Board of Directors of Village Homes Property Owners Association on October 28, 2015 was called to order at 5:00 p.m.

BOARD MEMBERS PRESENT

A quorum was established with Board Members Angie Simpson, Laura Nary, and Ramona Yoh and Lawrence Stern.

BOARD MEMBERS ABSENT

John Chavez

OTHERS PRESENT

Elfrieda Tate, Association Manager, The Emmons Company

Valarie Alejo, Recording Secretary, The Emmons Company

Patrick Carroll- Landscape and Tree Committee

Michael McGillvary- Architectural Committee

Dirk J. Gaudet- Gaudet Design Group

Doug Jones -Jones & Madhavan Architecture & Engineering

Elfi Montes- Owner

Claudia Irmas- Coldwell Banker (Owner)

20 Homeowners

PROJECT BACKGROUND

The pool infrastructure is over 40 years old, and is no longer in compliance with Ventura County Health Department regulations and the requirements of the Americans with Disabilities Act. In order for the City of Thousand Oaks and the Ventura County Health Department to allow us to open the pool in 2016 the pool shell has to be resurfaced, the deck has to be replaced and we must add a handicapped accessible shower, bathrooms, pool lifts and walkways. Further, under Section 5 of our Bylaws, the Board is legally required to "operate, maintain common areas and recreational areas" and to keep community property in "good order," so we must refurbish the pool. The board hopes to break ground by the end of the year and reopen the pool June 1, 2016.

PRELIMINARY PLAN UPDATE

Dave Mortimer was asked to provide a report of the trees he would recommend to remove prior to starting

construction. Nine of the trees are diseased or are hazardous. Patrick Carroll of the landscape and tree committee has recommended to the board that all of the trees on the report be removed as well as the trees along the tennis courts. There is enough money in the 2015 tree budget and it will not need to come from the pool renovation fund.

MOTION: Lawrence Stern made a motion to remove all trees including grinding the stump recommended by Dave Mortimer be removed as well as the trees along the tennis courts. Ramona Yoh seconded the motion and it passed unanimously.

PROJECT BUDGET

There is approximately \$146,500 in the pool renovation fund from raising the dues in 2013.

The additional funds for the renovation will come from a loan from Mutual of Omaha in the amount of \$700,000. At this time the POA has enough cash on hand to pay the monthly loan payment and the do not foresee a need to increase dues again for this project.

COMMUNITY OUTREACH REGARDING CONSTRUCTION

The board plans to send a letter to all of the owners of Village Homes to provide all information about the pool renovation including the plans. All of the information will be on the Village Homes website and updates will also be posted on Nextdoor.com

BOARD COMMENTS

MOTION: Lawrence Stern made a motion to approve the plans submitted by Gaudet Design Group. Angie Simpson seconded the motion and it passed unanimously. Angie Simpson will contact them to let them know they have been approved.

NEXT MEETING

The next Board meeting is scheduled for November 11, 2015 at 7:00 p.m.

ADJOURNMENT

There being no further business, the meeting was adjourned to executive session at 7:35 p.m.

Respectfully submitted,
Valarie Alejo, Recording Secretary

VHPOA Architectural Committee New Guidelines for Turf grass Replacement in Front Yards Adopted November 11, 2015

1. Per the Village Homes Architectural Guidelines, Architectural Applications MUST be submitted for any plans to modify landscaping in the front or street visible side yards. All Applications should contain a thorough description of the plants, grass and hardscape being removed. New plans should contain descriptions of plant and hardscape replacement including samples, sketches and/or photographs. The plans, at minimum, must show a drawing of the yard and the placement of plants, with names and sizes of the plants being installed.
2. When loose gravel, stones, rocks or mulch are requested, the Architectural Committee recommends that the shades and colors chosen closely mirror the natural soil and rock colors of our local environment. Red, black and bright white rocks or mulch are unlikely to be approved. It is recommended that loose gravel, stones, rocks and mulch do not comprise over 50% of the front yard area. Samples are required. Residents must ensure all loose products applied to their landscape stay contained in their yard and do not roll or spill onto the sidewalks and streets creating safety issues. Residents must replace gravel, stones, rocks and mulch that become sparse or no longer look attractive.
3. The Architectural Committee encourages landscape replacement that includes a variety of plants and plant sizes, but should contain at least one tree, with various shrubs and groundcovers in addition to hardscape items, such as stepping stones, boulders, decomposed granite pathways, dry streambeds, fountains, pottery, etc. The value of mature trees in our community (City planted trees, as well as homeowner planted trees), provide shade for our sidewalks, increase property values and add visual beauty to our neighborhood. Property owners must ensure that all trees receive adequate water during drought seasons.
4. The Board has adopted the attached City of Westlake Village guidelines for artificial turf. Please visit the clubhouse for samples that are approved.
5. There is a plethora of information available at our libraries, water companies, on websites, and from Ventura County Master Gardeners, regarding plants that thrive in our climate, in our clay soils and which need less water than some traditional plants. The Architectural Committee has submitted the Master Gardener list of books, organizations and on-line sites for reference so residents can choose wisely when they decide to re-landscape their properties with an entirely different and drought tolerant plan.
6. The Architectural Committee has adopted a "Completion of Work" form that must be submitted to ensure landscape plans are completed as specified in the Architectural Application.

Landscape and Trees

With the constant news coverage about El Nino and the potential for heavy rains many homeowners have contacted the clubhouse about greenbelt trees near their property. We understand your concerns and want you to know that the board has been very active in maintaining the trees in our greenbelts and native areas. Over the past 7 years we've spent \$300,000 on tree work, trimming healthy trees and removing any that were diseased or dangerous. We continue to inspect all the trees in our open spaces and have a number of projects that will be completed by the end of the year. It's impossible to mitigate every possible risk in our native areas; however, we work closely with Mortimer Tree Service and Valley Crest Landscape Maintenance to make sure that our urban forest is in good shape and ready for heavy weather.

Patrick Carroll

Landscape and Tree Maintenance Committee

The newly planted Lantana is being affected by the cold weather. There have been a few nights in the high 30's. You will notice the plants that are in the open have turned more than ones sheltered by tree cover. They will turn purple first and then brown and wilted looking. This is completely normal and expected. In the spring, we expect them to come back stronger and fuller than this year.

Valley Crest Landscape

City Council Meetings

If you are interested in attending City Council Meetings, they are scheduled Tuesday nights at 6:00 p.m. two times per month. The agenda is posted on the Thursday evening prior to each meeting date. You can visit www.toaks.org for more information.

Abandoned shopping carts

If you notice any other abandoned trash or debris in the public right-of-way in the future, you may also call the Municipal Service Center at (805) 449-2499 and we can dispatch staff directly

Board of Directors

President-Angie Simpson

Vice President- John Chavez

Treasurer- Laura J. Nary

Secretary- Ramona Yoh

Director- Lawrence Stern

Committee Members

Architectural Committee: Janet Wall, Hugh Warren and Michael McGillivray

Data Analytic Committee: Jacob Rueben

Landscape/Greenbelt Committee: Patrick Carroll

Pool Renovation Committee: Angie Simpson, Ramona Yoh, Laura Nary, Darius Rahbar, Bill Murphy and Laurence Stern



Village Homes Property
 Owners Association
 1040 Evenstar Avenue
 Westlake Village, CA 91361

~ Shabaz ~

**AIR CONDITIONING & HEATING
 RESIDENTIAL & COMMERCIAL**
 SERVICE • INSTALLATION • SALES

Insured & Bonded
 State Lic. #403428

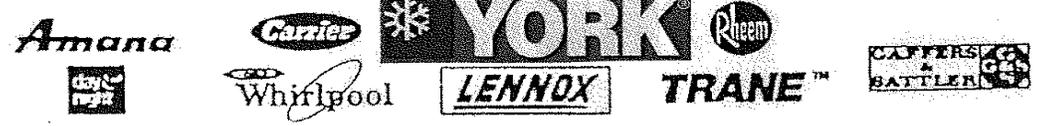
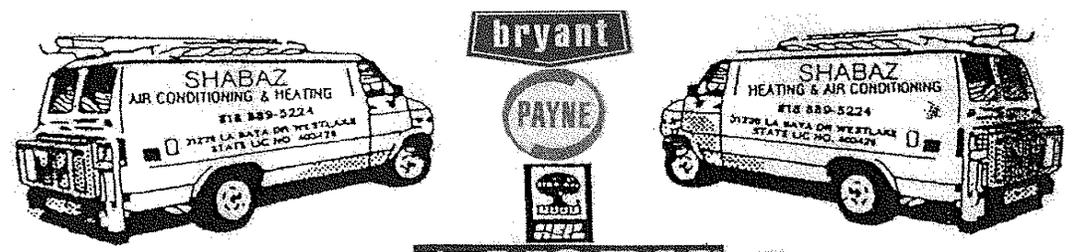
Free Estimates

All Major Brands

(805) 497-9141 • (818) 889-5224 • (310) 474-3378

We can make your utility bills lower! Our new technology can help rid you of allergies and asthma!

*"We are
 2 blocks
 from
 you!"*



Westlake • Calabasas • Thousand Oaks