

VILLAGE VOICE



Dear Village Homes Residents & Homeowners:

It's hard to believe we are approaching the end of 2016. It has been an unforgettable year for our Village Homes community between the pool renovation project, and #SAVECARDEN. These two challenges brought our neighborhood together, and our community rose to the occasion. The sense of community in our neighborhood has really been enhanced over the past year, and I feel so lucky to have such great neighbors.

The pool grand opening celebration was complete with snow cones, and several hundred homeowners. After receiving requests from residents for more shade, the pool committee installed shade clothes over the trellis structures. Our pool renovation is now officially completed. We have passed all safety and health department inspections, and all payments have been finalized. Depending on the spring weather, the board will announce in March when the pool heat will be turned back on.

There is no recent or public news surrounding the terms of the lease being negotiated with CVUSD and the Carden Conejo School. However, at this time, the school district is not intending to move the Century Academy, or Horizon Hills Parenting & Preschool program to the "Triunfo" site. And, there is no immediate plan for the CVUSD to reclaim the facility for district programs.

I want to thank Laura Nary, and Mike Wolpert, for serving this summer as our Village Homes representatives on the CVUSD Ad-hoc committee formed by the school district. Mike and Laura both attended numerous meetings, and made sure to represent the interests and perspectives of our neighborhood, while at the same time partnering with a broad group of local stakeholders to ensure options were developed to solve the lack of a facility for our CVUSD continuation high school students. The #SAVECARDEN scenario erupted because in 2015 the CVUSD leadership sold the Kelly Road Property, which is the home of the continuation program, without securing a viable alternative facility for the continuation students. Currently, the CVUSD leadership plans to move forward with the Conejo Valley Learning Center, at the Waverly location, and the CVLC will include the continuation students.

I'm so thankful for such a great community and for all of the new friends I have made over the past year serving as your Village Homes President. Please have a fun and safe holiday season.

Sincerely,

Angie Simpson, President Village Homes POA

Next Board Meeting January 11th, 2017 At 6:30 p.m.

The meeting will be held at the Village Homes Clubhouse. All homeowners are invited to attend. There will not be a Board Meeting in December.

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 Rheuban

Landscape/Greenbelt &
Violation Committee:
Volunteers Needed





The Great California Shake Out

Support Village Homes HOA
&
Get your family earthquake ready

10% of proceeds will go to Village Homes

Visit us at:

www.EmergencyKitsandSupplies.com

At Checkout Use Coupon Code: **VH**



Earthquake Kits for Car



Earthquake Kits for Home



Our POA relies on community volunteers to ensure quarterly costs remain low. We need new volunteers to get involved on both the Landscape and

Violations Committees to preserve and enhance our assets as property owners in Village Homes. Please

email angiesimpson805@gmail.com to learn more about the roles and time requirements. A little bit of time goes a long way for our neighborhood and it's fun being involved.

AUTOMATED QUARTERLY DUES PAYMENT

Did you realize that you can sign up for automated debit of your quarterly dues to the bank account of your choice so that you never have to think about making your dues payment or incur late fees? All you have to do is complete an application, attach a voided check and the management company will take care of the rest!

If you have any questions, give Kathleen McCusker a call at [\(805\) 413-1170](tel:8054131170) or email her at kmccusker@emmonsco.net.

www.villageinwestlake.com

Ever wonder about the date of the next Board meeting or what is on the agenda? Need an architectural application or want to communicate with the Board or management? Feel free to use the Association's website, www.villageinwestlake.com it is informative and is updated with the latest information for your convenience. The most current Village Voice is also posted to the site. In efforts to cut costs and save the association on printing and postage fees the Village Voice is sent out quarterly instead of monthly.

REMINDERS!

*Store trash cans out of sight of the street and neighboring properties.

* Trash containers may be placed at the street no earlier than 3:00 p.m. on the evening prior to collection and must be removed from view of the street no later than 12 midnight.

* Street Sweeper - If you remove your cars from the street the day the street sweeper sweeps, then the street and curb in front of your home will be swept too.

For a 2016-2017 street sweeping schedule you can go on the city of Thousand Oaks website www.ci.thousand-oaks.ca.us

GARAGE SALES

Village Homes POA does not permit the use of front yards to be used as an extension of a business operation and that having a yard sale is a community privilege that should never be abused.

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.

HOME IMPROVEMENTS

Please remember that all home improvement projects including landscaping must be approved by the architectural committee prior to starting any work.

If you plan to paint the exterior of your home, the approved color book 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 colors.

BOARD OF DIRECTORS MEETING
September 14, 2016
Minutes

CALL TO ORDER AND ESTABLISH QUORUM

The meeting of the Board of Directors of Village Homes Property Owners Association September 14, 2016 on was called to order at 6:37 p.m.

BOARD MEMBERS PRESENT

A quorum was established with Board Members, John Chavez, Laura Nary, and Ramona Yoh.

OTHERS PRESENT

Elfrieda Tate, Association Manager, The Emmons Company Valarie Alejo, Recording Secretary, The Emmons Company Bill Murphy- Pool Committee Hugh Warren- Architectural Committee and 6 Homeowners

APPROVAL OF MINUTES

Motion: A motion to approve the minutes of the August 10, 2016 meeting minutes was made with one correction. The motion was seconded and it passed all in favor.

FINANCIAL REPORT

The Financial Report for August 2016 was presented by management, showing total cash on hand of \$252,553.54 as of August 31, 2016. The total in the pool fund was \$28,258.43.

Motion: A motion to approve the August 2016 financial report was made. The motion was seconded and passed unanimously.

OLD BUSINESS

Greenbelt/ Landscape

Pool Update

Shade cloth was installed on both of the wood structures to add more shade in the pool area.

Architectural - There were 4 submittals for architectural approval for the month of August.

Tennis Courts -The board would like management to follow up with Aames. The contract states four new strikers should have been installed but only three were actually installed.

Pickle Ball- Tabled

NEXT MEETING

The next Board meeting is scheduled for October 12, 2016.

ADJOURNMENT

There being no further business, the meeting was adjourned to executive session at 6:53 p.m.

Respectfully submitted,
 Valarie Alejo, Recording Secretary

***Board Meeting minutes are only published after they are approved ***

TINA DANIELS
MEN'S STYLIST

951 S. Westlake Blvd. Suite 112
 Westlake Village, Ca 91361

(818) 590-1928



The Nextdoor website is a great place to communicate with your neighbors. You can get referrals for just about anything. It is a helpful site to report lost pets or just find out what is going on in your community. As of November we have 490 Village Homes residents signed up.

Any official communication to the Village Homes Board should be sent to villagehomespoa@gmail.com or you can submit a request on the Village Homes website.

IT'S ALL ABOUT THE EXPERIENCE!

Zan and Millie have over 40 collective years of experience in the real estate industry. Both are residents of Westlake Village, and Millie has lived in her Village Homes residence for nearly 15 years. They pride themselves on the highest quality of service while making the experience of buying or selling a home as effortless as possible for clients. They are happy to offer market information without obligation.

Some of the services they provide are:

- Listing homes for sale or lease
- Helping buyers purchase a home
- Helping tenants rent a home
- Providing market update information
- Providing property value estimates
- Consulting for future real estate plans
- Consulting on preparing a home for sale
- Recommendations to local vendors
- Referrals to mortgage lenders
- Referrals to agents in other states & countries

Zandria (Zan) Bernhardt
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 Westlake Village Resident
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If your home is currently listed with another Broker, this is not intended as a solicitation.

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