

VILLAGE VOICE

Village Homes POA

www.villageinwestlake.com

September 2017

Dear Village Homes Residents & Homeowners:

It's hard to believe that we are closing out another summer and that our local children are back in school. The pool will continue to be heated until early October. If you are interested in reserving the Clubhouse for a Holiday Event, be sure to schedule in advance.

The Village Homes Board of Directors will be meeting on September 13th at 6pm for our regular session. On October 11th at 5pm, our Board, Landscaping Committee and Vendors will be meeting to address landscaping issues only. Volunteers have worked hard over the past 6 months to walk all of our community property, evaluate trees, water, and plants so that we can develop a short and long-term strategy to ensure we are enhancing the esthetics of Village Homes in an environmentally conscious sustainable way. If you have any concerns or suggestions please attend, or send an email to villagehomespoa@gmail.com.

This summer I have been following the news regarding Los Angeles street gangs targeting our community and their strategies to burgle Ventura County homes. I recently attended the Ventura County Sheriff Foundation's August event that included a *State of Law Enforcement* presented by Sheriff Geoff Dean. According to Sheriff Dean, perps, predominately gang members from Los Angeles County, are leveraging social media and Zillow to be more sophisticated in their plot. Additionally, these criminals will call the home phone of the target property, follow up with a door knock, and if there appears to be no one home, they go around back and break in. Sheriff Dean recommends purchasing a **ring** video doorbell system (hardwired video doorbell armed with 1080HD video, two-way talk and customizable motion zones). These **ring** systems range in price from \$200-\$500 and have different options for motion activation. Should your home be targeted, the video surveillance is the best recourse for law enforcement to put these criminals in jail. If you have recently purchased a home and would like to remove the photos included on Zillow.com in the listing here are the steps:

1. Go to your home on Zillow and click on "claim your home" under the "more" button near the top of the screen.
2. Once Zillow identifies you as the owner you should be able to edit parts of the listing, including the pictures.

Sincerely,

Angie Simpson, President, Village Homes POA

Homeowners Meeting

The Board of Directors will meet Wednesday, September 13, 2017 at 6:00 p.m. at the Village Homes Clubhouse. All homeowners are invited to attend. Meeting agendas are available on the Village Homes website, and posted on the bulletin board in front of the clubhouse.

Board meetings are held every other month.

Board of Directors

Angie Simpson

John Chavez

Ramona Yoh

Lawrence Stern

Darius Rahbar

Governor Issues Executive Order

On April 7, 2017, Governor Brown issued Executive Order B-40-17. This Order formally ends the drought emergency. **What does this mean to you as a homeowner?** During the emergency drought, the Association was unable to require that an owner not let their yard “go brown” by not watering it. Now that the statewide declaration is rescinded, the statewide prohibition against enforcing landscape maintenance obligations against owners who did not water their yards has also ended. Artificial turf and drought tolerant landscape plans are still allowed with appropriate Architectural Committee approval. The Board has begun sending notices to lots whose maintenance is not up to the community standard.

If you have a brown lawn or many bare spots in your yard, please remedy these issues to avoid receiving letters and potentially disciplinary action that may include monetary penalties and suspension of privileges.
Thank you for your cooperation!

Abandoned Vehicle Hotline (805) 371-8379

If you have an abandoned vehicle in your neighborhood you have the option to call anonymously with the information. The messages are checked Monday through Friday.

- *Location of Vehicle
- *Description of Vehicle
- *License Plate Number

Police personnel will come to the site of the abandoned vehicle and tag the vehicle with a notice to move or be towed. While our goal is to respond to your request within a 24 hour period, Monday through Friday, workload may delay our response.

Greenbelt Lights

If you need to report a light out please visit www.sce.com. Click on the outage center, and then click on Report A Street Light Outage. You may also call 1-800-655-4555 with the location or address.

Tennis Court & Pool Deck

Bike riding, skateboarding and rollerblading, are strictly prohibited at the clubhouse parking lot, pool area and tennis courts. Please use the two bike racks located at both entrances of the pool to park your bike.

Reminders

Trash cans must be stored out of sight from the street and neighboring properties view.

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



Pet Owners

We have been receiving a large amount of complaints about dogs that are off leash in our parks and greenbelts.

Please remember your dog must be on a leash at all times. Please be considerate of your neighbors by not allowing your dogs to run loose and please, pick up after your pet. Animal Control has been monitoring our parks and issuing fines.

They now use bicycles for patrol to cover more area, including greenbelts.

Animal Care and Control Services

Animal Control Officers are responsible for enforcing state and local laws pertaining to animals. To report an animal nuisance issue, please call (818) 991-0071.

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 would like to paint your home, the approved color information can be viewed during clubhouse hours or at Décor Paint located at 2820 Thousand Oaks Blvd, Thousand Oaks, CA 91362. The architectural application is on the Village Homes website www.villageinwestlake.com or you may contact the clubhouse at 805-497-4491 or by email at villagehomespoa@gmail.com

BOARD OF DIRECTORS MEETING

June 14, 2017

Minutes

CALL TO ORDER AND ESTABLISH QUORUM

The meeting of the Board of Directors of Village Homes Property Owners Association on June 14, 2017 was called to order at 6:00 p.m.

BOARD MEMBERS PRESENT

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

OTHERS PRESENT

Tish Matthews, Association Manager, The Emmons Company
Elfrieda Tate, Association Manager, The Emmons Company
Valarie Alejo, Recording Secretary, The Emmons Company
James & Janet Wall- Landscape Committee
4 Homeowners

HOMEOWNER CONCERNS

Christa Nonnemaker was present to discuss and volunteer to be on the monument sign committee. She will meet with the other members and obtain bids for new monument signs. Another owner was concerned about the laws that were passed regarding granny flats. Management advised that the POA can have stricter guidelines than the city.

APPROVAL OF MINUTES

Motion: A motion to approve the minutes of the May 10, 2017 meeting minutes was made as presented. The motion was seconded and it passed with all in favor.

FINANCIAL REPORT

The Financial Report for May 2017 was presented by management, showing total cash on hand of \$284,812.85 as of May 31, 2017. The total in the pool fund was \$8,983.44 **Motion:** A motion to approve the May 2017 financial report was made. The motion was seconded and passed unanimously. **Motion:** Laura Nary made a motion

to make a lump sum payment of \$25,000 to the pool fund and increase the monthly payment to \$9,599. Angie Simpson seconded the motion and it passed with all in favor.

OLD BUSINESS

Greenbelt/ Landscape-

Proposals- The landscape committee approved a proposal in the amount of \$866.40 to add irrigation, and ivy to prevent standing water on the sidewalk. It was ratified by the board unanimously. Janet Wall has donated a sycamore tree and it will be installed for free by Brightview.

Hartglen Greenbelt- A proposal to install a hedge and irrigation at the top of the Hartglen greenbelt in the amount of \$1,200 was submitted by Brightview. **Motion:** A motion was made to approve \$1,000 for both irrigation and plants. The motion was seconded and passed with all in favor.

Pool Update

Laura reported that AAA pools has been working with Chemtrol to get the system working properly. The chemicals in the large pool are good but the small pool is still having some issues.

Motion: Angie Simpson made a motion to purchase a lifeguard chair in the amount of \$649.00. Laura Nary seconded the motion and it passed with all in favor.

The Annual Board meeting is scheduled for July 12, 2017 at 6:00 p.m.

Tennis Court Update

A new wind screen will be installed at the end of June.

ADJOURNMENT

There being no further business, the meeting was adjourned to executive session at 7:50 p.m.

Respectfully submitted,
Valarie Alejo, Recording Secretary

Automated Quarterly Dues Payment

Did you realize that you can sign up for automated debit of your quarterly dues from the bank account of your choice so that you never have to think about making your 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 want to enroll or have any questions, give Kathleen McCusker a call at [\(805\) 413-1170](tel:8054131170) or email her at kmccusker@emmonsco.net.

Need Assistance?

If you notice any problems in the common areas like graffiti, broken sprinklers, fallen trees, or dead shrubs, we would like to know and will contact the appropriate vendor. Don't hesitate to call or email us.

Clubhouse Office 805-497-4491
Emmons Company 805-413-1170
villagehomespoa@gmail.com

Garage Sales

Village Homes POA suggests one or two garage sales per year. All posted signs must be taken down the same day the sale ends. More frequent sales or not removing signs will constitute a violation of the governing documents and is subject to disciplinary action.



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

Over 450 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.

Pool Parties

All pool parties must have a permit. There is a \$100 refundable cleaning deposit for all pool parties. Only one pool party can be booked per day. The reservation guarantees the area under the awning with the four large tables. If you plan on having 10 or more children you must hire a lifeguard from Cooksey's Lifeguards. They can be reached at 731-617-9461. A certificate of insurance naming Village Homes POA @ 1040 Evenstar Avenue, Westlake Village, CA 91361 as the Additional Insured Property is required (\$300,000 min. liability). Please email villagehomespoa@gmail.com or call 805-497-4491 to see if your date is available. It is important to let us know so that we can be prepared for the extra trash and cleaning of the restrooms.

Rent the Clubhouse

If you have a party, baby shower or a meeting you are planning, this is a reminder that as a Village Homes resident, you have the privilege of renting the clubhouse for your personal and social events. If you would like to make a reservation, or if you would like more information, email villagehomspoa@gmail.com or call Valarie at the clubhouse office at 805.497.4491 Monday, Wednesday or Friday between 9:00 a.m.–1:00 p.m. You may also obtain the contract and fee information on our website www.villageinwestlake.com

Village Homes Clubhouse Rental Rates

Category "A" - 20 or fewer guests

Rental Fee \$100.00 – Deposit \$500.00

Category "B" – 21-40 Guests

Rental Fee \$200.00 – Deposit \$500.00

Category "C" - 41-100 Guests

Rental Fee \$400.00 – Deposit \$1,000.00

Village Homes POA
1040 Evenstar Avenue
Westlake Village, CA 91361

Election Results

The Annual Meeting for the Village Homes Property Owners Association was held on July 12, 2017. Five candidates placed their names in nomination for five open positions. Therefore, in accordance with the election rules for Village Homes, no ballots were sent and the following Directors are elected to the Board by acclamation:

ANGIE SIMPSON
JOHN CHAVEZ
RAMONA YOH
LAURENCE STERN
DARIUS RAHBAR