

VILLAGE VOICE

Office Hours: Monday, Wednesday, Friday 9:00 a.m. to 1:00 p.m.

Email address:

Villagehomespoa@gmail.com

January 2019

www.villageinwestlake.com

TREE REMOVAL AND TRIMMING

With the recent fires, there has been a lot of concern and discussion regarding trees within the association. The landscape committee and the arborist routinely check on the trees on the greenbelts and common areas. If you have a concern, please contact the clubhouse and it will be looked into.

This is also a great time for you to look at the trees on your property. Many trees are dying due to the drought. If you have a dead or dying tree please submit an application for removal and replacement as soon as possible.

When submitting an architectural application to plant a new tree, please choose a species appropriate for our area. As an example, eucalyptus trees and palm varieties that could in the future be considered a fire danger, will not be approved.

PROBLEMS WITH STREET TREES

A street tree is a tree required or planted by the City, usually in a parkway or within five to six feet from the back of the sidewalk within the public right-of-way or a City easement. If you believe your street tree is diseased, invading sewer lines or for any street tree problem contact the Thousand Oaks Department of Public Works at (805) 449-2499 or on the city of Thousand Oaks website www.toaks.org. A city representative will inspect the site and attempt to remedy the problem.

HOME IMPROVEMENTS & FINES

Please remember that all home improvement projects, including landscaping, must be approved by the architectural committee prior to starting any work. The board will now be issuing a non-waivable fine of \$50.00 to all owners that start any improvement without prior approval after a hearing with the board.

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 or you may contact the clubhouse or email.

2019

Board

Of

Directors

John Chavez

President

Lawrence Stern

Vice-President

Michael McGillivray

Treasurer

Darius Rahbar

Secretary

Kathleen Oates

Director



AUTOMATED QUARTERLY 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 a form, attach a voided check and the management company will take care of the rest!

To enroll, give Kathleen McCusker a call at (805) 413-1170 or email her at kmccusker@emmonsco.net.

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 or call Valarie at the office. You may also obtain the contract and fee information on our website.

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



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.

IS YOUR HOME A RENTAL?

Please remember to provide your tenants with a copy of the rules and regulations. A PDF version of the rules can be found on the Village Homes website www.villageinwestlake.com or a hard copy can be picked up at the clubhouse.

STREET & GREENBELT LIGHTS

To report an outage, please visit www.sce.com. Click on the outage center, and then click on Report Street Light Outage. You may also call 800-655-4555.

WHAT CAN I DO TO HELP STREET SWEEPERS?

Keeping the roadway in front of your house free of large objects and obstructions is the best way to assist street sweeping.

- Remove any vehicle parked on the street - Any vehicle (car, truck, boat trailer or recreational vehicle) parked on the street prevents the sweeper from reaching the curb lane where debris accumulates.
- Keep large debris out of the road - Large sticks, branches and pine needles will clog and jam the sweepers' operating systems.
- No garbage cans or yard waste in the street during sweep day

TENNIS COURT & POOL DECK

Bike riding, skateboarding, rollerblading, etc. are not allowed 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 and don't forget to lock it.

ABANDONED VEHICLE HOTLINE

If you have an abandoned vehicle on your street you can call anonymously to report the information. The messages are checked Monday through Friday. (805) 371-8379

BOARD OF DIRECTORS MEETING

November 20, 2018

Minutes

CALL TO ORDER AND ESTABLISH QUORUM

The meeting of the Board of Directors of Village Homes Property Owners Association of November 20, 2018 was called to order at 6:00p.m.

BOARD MEMBERS PRESENT

A quorum was established with Board Members John Chavez, Laurence Stern, Michael McGillivary, Darius Rahbar and Kathleen Oates.

OTHERS PRESENT

Tish Matthews, Association Manager, The Emmons Company

Valarie Alejo, Recording Secretary, The Emmons Company

James and Janet Wall- Landscape Committee

Sherry Stern – Architectural Committee

Hugh Warren- Architectural Committee

12 Homeowners

COMMITTEE REPORTS

Greenbelt/Landscape- Janet and James Wall reported that they recommend approving both of the tree bids in the board packet. Janet also wanted to remind the board that new trees need to be planted where the old ones have been removed.

Architectural - No report.

Pools- Due to the recent fires AAA pool service had to add a day to get the pool clean from all of the ash. The board would like management to contact Pacific Construction to get their opinion on sealing the pool deck again.

Finance Committee- MOTION: Darius Rahbar made a motion to use \$188,732 as the starting point for reserves. Laurence Stern seconded the motion and it passed all in favor.

Clubhouse & Violations- A copy of the report was reviewed. John Chavez will contact lot# 1302 regarding her landscape plans and report back at the next meeting. John Chavez tried to contact lot# 42002 but did not receive a response.

HOMEOWNER COMMENTS – The board unanimously agreed to move the homeowner comments to the beginning of the meeting.

Teagan Clive wanted the minutes of the last meeting to be amended to include her comment. She requested that the board be open to public comment during the meeting to stimulate participation. Teagan would like the beautification committee to consider the dangers of the eucalyptus trees as they plan a new look for the Village Homes landscape. She provided research on the fire risks that come with all of the trees in our community. Her main concern is the eucalyptus trees and believes they should not be allowed to be planted in the association. Roger Myers had some concerns on how the association's money is spent. He wants to be sure if money is being spent that it comes out of the right category. He was also not happy with the previous years reserve studies. He did not feel that it was an accurate accounting of our components. He also wanted to report a wooden fence on Triunfo. Management asked him to provide the address or follow up. Michael McGillivary advised him that the board chose a new company for the reserve study and had an extensive onsite report completed. Barbara Kimmel was present to express her concern on spending association money to update the monument signs. She was also not happy that the previous board accepted a settlement from the person that knocked the monument sign over with her car a few years ago. Barbara also wanted to know why the water was turned off on the Evenstar median. The board advised her that the water was not turned off on the median. There was a break in the mainline and at the time not enough money in the budget for repairs at that time. In September they were able to get the water working again. Hans Forsch was present to bring to the board's attention the safety issues the trees are causing. He does not like the association's way of leaving dead or broken trees as they are in the native areas. He would like the board to consider removing all of the eucalyptus from the association. With the recent fires this is a huge concern for him. He also was requested that the entrance to the open space behind home be maintained. Janet Wall from the landscape committee advised

that she had just talked to Brightview about cleaning up that area and maintaining it regularly. Ford Kimmel was present with photos of several violations in the association. Management asked him to provide the addresses of the home so that they can follow up on the complaints. He has some concerns about areas in the association that have been closed off by owners. The landscape committee will look into this and report back. Stanley Berkowitz thanked the board for taking homeowner comments at the beginning of the meeting and asked who he would contact about the curbs and streets. Management advised him to contact the public works department at the city.

APPROVAL OF MINUTES

October 10, 2018 Executive Meeting for Legal-

MOTION: Michael McGillivary made a motion to approve the October 10, 2018 meeting minutes as presented. John Chavez seconded the motion and it passed all in favor.

October 10, 2018 MOTION: Michael McGillivary made a motion to approve the October 10, 2018 meeting minutes as amended. Lawrence Stern seconded the motion and it passed all in favor.

FINANCIAL REPORT

The financial report for October 2018 was presented by Michael McGillivary, showing total cash on hand of \$337,148.92 as of October 31, 2018. **MOTION:** A motion to approve the October 2018 financial report was made. The motion was seconded and passed unanimously.

Delinquency Report – A copy of the log was reviewed. **MOTION:** John Chavez made a motion to approve filing a lien on lot #3101. Darius Rahbar seconded the motion and it passed all in favor.

MANAGEMENT REPORT

The parking lot will be sealed on November 26, 2018. The board asked management to ask GPM to give the stirs a fresh coat of white paint. Tish Matthew advised the board that if they would like to cancel the contract with Protect One, two months prior notice is required.

MOTION: John Chavez made a motion to cancel

the Protect One contract. Darius Rahbar seconded the motion and it passed all in favor.

OLD BUSINESS

2019 Budget- MOTION: MOTION: John Chavez made a motion to stop the excess payments to the pool loan. Laurence Stern seconded the motion and it passed all in favor. **MOTION:** Michael McGillivary made a motion that the extra funding into the reserve fund. John Chavez seconded the motion and it passed all in favor. Michael McGillivary made a motion to approve the 2019 budget as amended with no increase. Laurence Stern seconded the motion and it passed all in favor.

Mortimer Tree Bid- Mortimer Tree Service submitted a bid to trim and remove trees in the amount of 5,200. **MOTON:** John Chavez made a motion to approve the bid submitted by Mortimer Tree Service. Darius seconded the motion and it passed all in favor.

Brightview Tree bid- Brightview submitted a bid to remove a large and grind the trunk of a large ash tree on Hartglen in the amount of \$5,195.00. **MOTION:** Michael McGillivary made a motion to approve the bid. Darius Rahbar seconded the motion and it passed with John Chavez abstaining.

Termite Reports- MOTION: Darius Rahbar made a motion to approve the bid submitted from Ventura Pest Control in the amount of \$358.00 to spot treat the areas that have live termites. Kathleen Oates seconded the motion and it passed all in favor.

NEW BUSINESS

Between meetings, due to an emergency, the board unanimously approved Brightview Bid# 6615196 to install a 2" Pressure Regulator in the amount of \$1,748.00.

NEXT MEETING

The next board of directors meeting is scheduled for December 12, 2018 5:00 p.m. for executive session and 5:30 p.m. for the regular meeting.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:23 p.m.

Respectfully submitted, Valarie Alejo,

APPLICATION FOR ARCHITECTURAL APPROVAL

villagehomespoa@gmail.com

VILLAGE HOMES POA

c/o THE EMMONS COMPANY
One Boardwalk Avenue, Suite 102
Thousand Oaks, CA 91360
805-413-1170: Phone

PLEASE FILL IN ALL SPACES COMPLETELY
DO NOT START WORK UNTIL YOU RECEIVE APPROVAL

PROPERTY OWNER	LOT #
STREET ADDRESS	
HOME PHONE:	BUSINESS PHONE:
EMAIL:	

TYPE OF REQUEST

- | | | |
|------------------------------------|--|----------------------------------|
| <input type="checkbox"/> LANDSCAPE | <input type="checkbox"/> PATIO COVER | <input type="checkbox"/> OTHER |
| <input type="checkbox"/> PAINT | <input type="checkbox"/> ARTIFICIAL TURF | <input type="checkbox"/> DOORS |
| <input type="checkbox"/> REMODEL | <input type="checkbox"/> TREE REMOVAL | <input type="checkbox"/> WINDOWS |

Please provide a detailed description of proposed plan or modification. Please include pictures, plans and product description. If applying for artificial turf a sample must be provided with the application. Once the project is complete, please fill out the notice of completion form and return it to the clubhouse.

ANTICIPATED STARTING DATE: _____ ANTICIPATED COMPLETION DATE: _____

The attached planned improvements and plans were made available to the undersigned neighbors for review.

Neighbors Signature Address Date

Neighbors Signature Address Date

We, the undersigned, certify that we are the legal owners of the above property and that we agree to abide by the Village Homes POA Architectural Guidelines and. CC&Rs. Approval by this Architectural Board does not constitute waiver of any requirements of applicable governing agencies.

Signatures(s) _____ Date: _____

For Office Use Only

Date Submitted: ___ / ___ / ___ Date Approved: ___ / ___ / ___ Approved by: _____

Date Denied: ___ / ___ / ___ Reason _____

Village Homes POA
1040 Evenstar Avenue
Westlake Village, CA 91361

Please be aware there has been sightings of coyotes roaming the area

Do not leave any food that will attract coyotes into your yards, and remember that you live in their habitat. Be aware of your surroundings and supervise your children and pets when they are outside. Remember that coyotes can jump fences, climb walls and enter through open spaces; please be sure to use caution.

Animal Control reminds us that although coyotes do not tend to be aggressive you will find them looking for food. If you encounter a coyote they recommend making noise or turning on a garden hose. They also recommend keeping food inside the house, picking up ripe fruit dropped from trees and keeping trash lids on tightly to help keep them away. If a coyote does become aggressive be sure to call Animal Control at (805) 388-4341 or the Police Dept. at 805 583-6950.

