

VILLAGE VOICE

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

Email address:
Villagehomespoa@gmail.com

April 2019
www.villageinwestlake.com

STREET TREES

The City of Thousand Oaks has once again agreed to work with Village Homes Property Owners Association to replace missing trees that line our streets and shade the sidewalks. About a decade ago we identified homes that no longer have a city tree and homeowners were given the opportunity to have missing trees replaced in the easement area of their property. At that time Village Homes POA successfully planted over 50 missing trees. Due to the City's updated Forestry Master Plan, the tree species that can currently be planted are Coast Live Oaks, Chinese Pistache, Japanese Zelkova, Crepe Myrtles or Strawberry trees. No homeowner will be forced to replace their City tree because we realize some individuals feel their lot is too small or they have other issues with this type of community beautification our City provides at no cost. However, if your property is missing a tree and you would like to participate, your neighbors will thank you for planting trees which increase our property values and provide a host of benefits to people and local wildlife.

DARIUS RAHBAR

Due to other commitments, Darius Rahbar has resigned from the board. Thank you Darius for serving on the Village Homes board of directors! The community appreciates all of your hard work and time you have spent volunteering to make things better for all!

BOARD OF DIRECTORS ELECTION

The annual election of the board of directors is coming up if you are interested in volunteering your time to the community, please consider running for the board.

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.
- **No garbage cans or yard waste in the street during sweep day**

Meetings

The Board of Directors will meet Wednesday, April 10, 2019 at 5:30 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.

2019 Board of Directors

John Chavez
President

Lawrence Stern
Vice-President

Michael
McGillivray
Treasurer

Darius Rahbar
Secretary

Kathleen Oats
Director

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 with the location or address.

IT'S A GREAT TIME TO RE-LANDSCAPE

If you've been considering a more water-wise landscape, NOW is the time to start. By planting in late plants – early spring, your new water-efficient plants will have time to get established before the heat of summer sets in. Most drought-tolerant plants need water in their early stages to build root systems that draw nutrients and moisture from their surrounding soils. By planting them now, you can also take advantage of any lingering winter rains and help your plants get off to a healthy start. Don't forget to get prior approval from the Architectural Committee before doing any work.

WONDERING WHAT TO PLANT?

The plants listed below are appropriate for California's climate and may use less water than what you already have in your garden. This list is a good representation of low-water-consuming plants that are easily available. Some plants on this list may save more water than others, depending on a variety of factors. Check with your local nursery for its suggestions about what is best suited to your area and circumstances.

Perennials, Shrubs, and Ornamental Grasses

- Agave species (Agave)
- Alyogyne huegelii (Blue Hibiscus)
- Arctostaphylos species (Manzanita)
- Artemisia species (Sagebrush)
- Ceanothus species (California Lilac)
- Chamelaucium uncinatum (Geraldton Waxflower)
- Cistus species (Rockrose)

- Dudleya species (Live Forever)
- Echeveria species (Hens-and-Chickens)
- Encelia californica (California Encelia)
- Galvezia speciosa (Island Bush Snapdragon)
- Grevillea species (Grevillea)
- Heteromeles arbutifolia (Toyon)
- Lavandula species (Lavender)
- Lobelia laxiflora (Mexican Bush Lobelia)
- Melalueca nesophila (Pink Melaleuca)
- Myrtus communis (Common Myrtle)
- Rhus species (Sumac)
- Rosmarinus officinalis (Rosemary)
- Salvia, selected species (Sage)
- Sisyrinchium bellum (Blue-Eyed Grass)
- Tapetes lemmonii (Copper Canyon Daisy)
- Verbena, selected species (Verbena)

Trees

- Arbutus unedo (Strawberry Tree)
- Chitalpa tashkentensis (Chitalpa)
- Geijera parviflora (Australian Willow)
- Laurus nobilis (Sweet Bay)
- Olea europaea 'Swan Hill' (Swan Hill Olive)
- Prosopis chilensis (Chilean Mesquite)
- Quercus agrifolia (Coast Live Oak)

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 the day of pick up.

ANIMAL CARE & 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.

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.



PET OWNERS

We have received numerous 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. You can be cited and fined by Animal Control for not using a leash.

AUTOMATED QUARTERLY ASSESSMENT PAYMENT

Did you realize that you can sign up for automated debit of your quarterly dues from the bank account of your choice so 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!

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.

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. The architectural application is on the Village Homes website or you may contact the clubhouse.

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

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 contact us 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.

BOARD OF DIRECTORS MEETING
February 20, 2019
Minutes

CALL TO ORDER AND ESTABLISH QUORUM

The meeting of the Board of Directors of Village Homes Property Owners Association of February 20, 2019 was called to order at 5:30p.m.

BOARD MEMBERS PRESENT

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

OTHERS PRESENT

Tish Matthews, Association Manager, The Emmons Company
Valarie Alejo, Recording Secretary, The Emmons Company
Sherry Stern – Architectural Committee
1 Homeowner

HOMEOWNER COMMENTS

The owner of lot#31202 was present to ask the board for an update on the home he reported home with multiple violations. The board advised him they are continuing to follow up and let him know the association's attorney will be sending him a letter in the next few days.

COMMITTEE REPORTS

Greenbelt/Landscape- Darius provided notes from the two landscape walk/drive through of the associations landscape for review. The landscape beautification committee would like to get a proposal for a RFP so that bids can be obtained from three landscape design companies. Val Alejo will provide contact information for one more company. Brightview has been investigating the irrigation lines to get water to the Southwest corner of Triunfo and Westlake Blvd. Brightview will need a full day of digging to find the lines and have submitted a bid for \$500.00. **MOTION:** Darius Rahbar made a motion to approve proposal # 6831379 in the amount of \$500.00. Kathleen seconded the motion and it passed all in favor.

Architectural – Mike McGillivray requested the new architectural guidelines with the revised rule on fences for the garden homes be added to the website.

Pools – John Chavez volunteered to be the head of the pool committee and report on pool issues at the board meetings. Clear Concepts came to look at the pool chemical box issues and will provide a proposal.

Finance Committee- Michael McGillivray provided information on the general reserve fund for review.

Clubhouse & Violations- A copy of the report was reviewed. **MOTION:** Laurence Stern made a motion to have association counsel compose a letter that can be sent to owners that have ongoing violations and will not comply. Kathleen Oates seconded the motion **Letter to be sent to lot#1302.** Val Alejo reported the shade cloth cover the trellis near the pool is damaged and needs to be replaced.

APPROVAL OF MINUTES

January 9, 2019 General Meeting MOTION: Laurence Stern made a motion to approve the January 9, 2019 meeting minutes as amended. Darius Rahbar seconded the motion and it passed all in favor.

January 9, 2019 Executive Session- MOTION: Darius made a motion to approve the January 9, 2019 executive meeting minutes. Kathleen Oates seconded the motion and it passed all in favor.

FINANCIAL REPORT

The financial report for January 2019 was presented by Michael McGillivray, showing total cash on hand of \$340,191.26 as of January 31, 2019. **MOTION:** A motion to approve the January 2019 financial report was made. The motion was seconded and passed unanimously. **Delinquency Report** – A copy of the log was reviewed. **MOTION:** Michael McGillivray made a motion to lower the insurance deductible. Laurence Stern seconded the motion and it passed all in favor.

MANAGEMENT REPORT

Tish Matthews reported that Scott Krevis will be used for the yearly audit.

OLD BUSINESS

Parking Lot Lights- The board did not have recommendation for pricing and asked that Tish Matthews get bids on a double light post that will give the most amount of light for the parking lot.

Termites- Termite work was completed. The bids to patch and paint will be provided at the next meeting.

Insurance- New insurance in is all set up with Farmers.

Website- Website transfer is complete. Val Alejo to remove all old minutes and to verify the last 12 months if minutes are on the website.

NEW BUSINESS

Edison Billing Changes- Informational

CORRESPONDENCE

None

BOARD COMMENTS

NEXT MEETING

The next board of directors meeting is scheduled for March 13, 2019 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 7:28 p.m.

Respectfully submitted,

Valarie Alejo,
Recording Secretary

Village Homes POA
1040 Evenstar Avenue
Westlake Village, CA 91361

The pool will be heated by April 15th, 2019 and ready to enjoy for Spring Break. There will be NO lifeguards on duty. Please remember to be safe and follow all of the pool rules. The pool is open 7am -10pm

