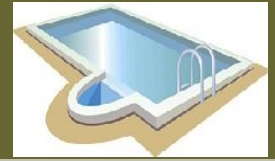


VILLAGE VOICE



Dear Village Homes Residents & Homeowners:

On behalf of the Village Homes Board of Directors, and our Village Homes Pool Committee, we would like to invite you and your immediate families to our **Village Homes Grand Opening Pool Open House on Saturday July 30th from 2pm-6pm**. This event is for residents only, as space on the deck and swimmers in the pool must be in compliance with Ventura County Health Department codes. Plan on a fun leisurely afternoon reconnecting with neighbors and friends, and enjoying light refreshments provided by the POA.

Your Village Homes Pool Team is thrilled to have the pool renovation project so close to completion. Pending the final safety checks, inspections by the City of Thousand Oaks and the Ventura County Health Department, we will be opening the pool for swimming as soon as possible. Check the bulletin board at the clubhouse and nextdoor.com for the “soft” opening date to be officialized soon. Lifeguards will be on deck during peak swim hours throughout the remainder of the summer. And, weather dependent, the new pool will be heated throughout the fall for our community to make up for lost swims due to the construction.

Our POA incurred significant unexpected costs this spring with required maintenance to the greenbelt walkways, and replacing the large windows at the clubhouse entrance. The Village Homes Board has reviewed concepts from a reputable local monument design firm, but has put the monument project on hold until completing the pool project.

Lastly, I want to encourage all of our residents to remain engaged and active via social media and letter writing to our elected officials and newspapers as it relates to the pending CVUSD Staff proposal to terminate the Carden Conejo lease in the Spring of 2017. Our appointed Village Homes Volunteer Liaisons, Laura Nary and Mike Wolpert, have been attending numerous meetings, participating in ad hoc forums, and working hard to preserve our neighborhoods best interests while being supportive to the CVUSD staff in finding alternative solutions for the soon to be displaced Conejo Valley High School students. There are numerous alternatives in play for CVUSD to preserve both Carden Conejo and Horizon Hills in their current locations, while meeting the needs of the alternative high school students at alternate locations. Please forward questions or input to Laura via vhliaison@gmail.com. Carden Conejo and the Conejo Valley Learning Center project will be an “information item” on the September 6th CVUSD Board Meeting Agenda, so mark your calendar to attend this critical meeting.

Between the pool renovation and the #SAVECARDEN issue I am very proud of Village Homes and the way we have all come together throughout such stress adversity.

Sincerely,

Angie Simpson, President Village Homes POA

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May 2016 Meeting Minutes

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

Dear Village Homes Residents,

In light of the CVUSD Conejo Valley Learning Center (CVLC) relocation options presented on May 3rd by the Conejo Valley Unified School Board Staff, and the CVUSD *Discussion Session* results on Tuesday June 14th, ***we need your*** input to ensure CVUSD Staff and elected Board members make decisions that reflect community values!!

For information and history on this issue, please review our local papers and check out the CVUSD website: [http://www.conejousd.org/TheConejoValleyLearningCenter\(CVLC\).aspx](http://www.conejousd.org/TheConejoValleyLearningCenter(CVLC).aspx)

As a result of community engagement and pushback to an original recommendation presented by CVUSD staff that included terminating the Carden School Lease, and transitioning the “Triunfo” site into an adult education center, preschool, and alternative high school, CVUSD leadership has formed an Ad Hoc committee to develop alternative solutions. The CVUSD Ad Hoc committee will be charged with reexamining options to relocate the Conejo Valley High School Continuation program, which has potential downstream impact on several other neighborhood schools across the district.

After 2 Community Forums and 3 Working meetings, the Ad Hoc committee will make a recommendation to the Superintendent that will become an information item on the Board agenda on September 6, 2016.

The Conejo Valley Learning Center (CVLC) Ad Hoc Committee is CVUSD staff-guided and formed for the purpose of 1) reviewing existing options for the CVLC Relocation Project and 2) making final, including potential new, recommendations for the CVLC Relocation Project to the superintendent.

Although we are not voting members on this committee, Mike Wolpert and I have been appointed as Village Homes Liaisons. Our role will be to communicate directly with Ad Hoc committee members, attend all meetings on behalf of our neighborhood, and provide real time information back to Village Homes residents.

Feel free to email me, Laura Nary vhliaison@gmail.com or Mike Wolpert boots39@roadrunner.com, with questions or ideas. The stronger the turn out our community has at the upcoming meetings the better! Please attend one of the community forums or public input sessions that will be taking place before the Ad Hoc committee meetings. Your attendance and feedback will make a difference!

Public comment and suggestions can also be submitted directly to the CVUSD staff under the following email: CVLCproject@conejousd.org. (Suggestions go to a box that all staff can see).

Sincerely,
Laura Nary, Village Homes Board Member

IMPORTANT DATES:**CVLC Ad Hoc Committee Community Forum #1****Wednesday, July 13, 2016; 3:00 - 5:00 p.m.**Glenwood Elementary Multipurpose Room; 1135
Windsor Drive, 91360**CVLC Ad Hoc Committee Work Meeting #1**

Friday, July 15, 2016

2:00 - 3:00 p.m. (public input)

3:00 - 5:00 p.m. (committee meeting)

CVUSD South Building Board Room; 1400 E. Janss Rd.,
91362**CVLC Ad Hoc Committee Work Meeting #2**

Friday, July 22, 2016

2:00 - 3:00 p.m. (public input)

3:00 - 5:00 p.m. (committee meeting)

CVUSD South Building Board Room; 1400 E. Janss Rd.,
91362**CVLC Ad Hoc Committee Community Forum #2****Wednesday, July 27, 2016; 6:00 - 8:00 p.m.**Glenwood Elementary Multipurpose Room; 1135
Windsor Drive, 91360**CVLC Ad Hoc Committee Work Meeting #3**

Wednesday, August 3, 2016

2:00 - 3:00 p.m. (public input)

3:00 - 5:00 p.m. (committee meeting)

CVUSD South Building Board Room; 1400 E. Janss Rd.,
91362**#SAVE
VILLAGE
HOMES**PLEASE JOIN THE FAMILIES OF THE VILLAGE HOMES COMMUNITY AND
CARDEN CONEJO SCHOOL TO HELP PROTECT THE FUTURE
OF OUR NEIGHBORHOOD AND OUR SCHOOL**Annual Meeting will be held on
August 10th, 2016 at 6:30 p.m.**

The Board of Directors will meet Wednesday, August 10th, 2016 at 6:30 p.m. for the Annual Meeting. The meeting will be held 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.

Home Improvements

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



Nextdoor is a 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. Our board president Angie Simpson posts important information on the community as well. Over 300 residents of our neighborhood are active on Nextdoor.com.

How to get a new pool key

New pool/tennis gate access key cards will be available for pick up on July 22, 2016. The Board has approved one card per home. In the past homeowners have complained about keys being passed to non-residents, as there were multiple keys per home, and non-residents enjoying our amenities without a Village Homes host. Our new gate access software is cloud based, and registered with each individual home and family, which will discourage non-residents from accessing our facilities. Keys are linked to each homeowner.

Bring your old pool gate card to be exchanged, and the cost for a new gate card is \$50. If you have two gate cards to turn in, then we will waive the fee, but moving forward only one card per home will be permitted.

If a homeowner is not current with quarterly dues, then the key will not be issued. Delinquent payments of quarterly dues after 45 days will result in the deactivation of the owners' keycard until dues are paid in full.

If you own a home within Village Homes, but are renting, please email Val, provide the name of your tenants, the property address, and advise your tenants to pick up the new gate key. The homeowner should pay the fee for the new gate card.

If you lose your key, call or email the office and it will be deactivated. The cost of replacing the new gate card is \$100. We suggest adding your family name to the key card and expect neighbors will return lost keys to the clubhouse because once the card is reported lost; it will be deactivated to deter passing our cards to non-residents.

Email Val: villagehomespoa@gmail.com
Phone: (805) 497-4491

New Gate Card Fee Schedule

New Card	\$100
Trading in 1 old card	\$50
Trading in 2 old cards	\$0 (only 1 card permitted moving forward)

Pool Party Information

All pool parties must have at least 1 adult for every 5 children. Parties of 10 or more children must hire a lifeguard (15 children MAX allowed). Cooksey Lifeguards can be reached at 731-617-9461. You must use Cooksey's. All persons in the party are subject to the posted rules of Village Homes. Anyone considered to be overly rambunctious or rowdy is subject to expulsion from the pool area.

All parties are responsible for cleaning up and removing all trash.

⇒⇒ **NO Alcohol** allowed at the pool at any time.

⇒⇒ **NO propping gates open** at any time for guests. Someone should be in view of the entrance or appoint someone to let party guests in.

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).

∞ VILLAGE HOMES POOL RULES ∞

The Pool Area is available only to Village Homes Residents and their guests. Guests must always be accompanied by a Homeowner. All are responsible for keeping the gates closed at all times. *Do not let unknown persons into the pool area.*

POOL HOURS ARE FROM 7:00 A.M. UNTIL 10:00 P.M.

LIFEGUARDS MAY BE ON DUTY 11:00 A.M. TO 6:00 P.M. DURING THE PEAK SUMMER PERIOD FROM SUMMER VACATION THROUGH LABOR DAY.

Lifeguards have the authority to enforce the pool rules and to recommend suspension of pool privileges when any of these rules are violated.

1. Supervision:

- a. **CHILDREN UNDER 14 YEARS OF AGE IN THE POOL AREA MUST BE SUPERVISED BY AN ADULT** (18 or older) at all times. Such children unaccompanied by an adult will NOT be allowed in the water.
- b. **CHILDREN THREE (3) YEARS AND UNDER MUST WEAR SWIM DIAPERS, REGARDLESS IF THEY ARE POTTY TRAINED. NO EXCEPTIONS WILL BE MADE.** The Lifeguards will make periodic checks to insure that children in this age group are outfitted properly. Should an "accident" (such as defecation) occur in either pool, the responsible owner will be charged for the 24-hour closure and the emergency treatment mandated by health laws.
- c. **DOGS ARE NOT ALLOWED** IN THE POOL AREA with the exception of service or seeing eye animals.
- d. Swimming Attire is required at all times while in the pool.
- e. **SWIMMING ALONE IS NOT RECOMMENDED WHEN A LIFEGUARD IS NOT ON DUTY!** Health Standards governing public pools will be enforced!

2. Activities:

- a. **DIVING OR JUMPING INTO THE POOL IS NOT PERMITTED.**
- b. **AT NO TIME IS ANYONE ALLOWED TO BE THROWN INTO THE POOL.**
- c. All play equipment, designed for use in the pool, will be allowed only at the discretion of the lifeguard on duty.
- d. Floats over 3 feet in length will not be allowed.
- e. **HIGH PRESSURE SQUIRT GUNS AND HARD BALLS/TENNIS BALLS OR TOYS ARE PROHIBITED** from the pool.

3. Food and Drink:

- a. **NO FOOD, GUM, OR DRINKS ARE ALLOWED IN THE POOL OR ON THE DECK EDGE AND DECKING IMMEDIATELY SURROUNDING THE POOL.**
- b. All litter must be disposed of by the user or responsible adult in the containers provided. Plastic wrap and produce bags are potentially lethal when blown into the pool. Please pay particular attention to their disposal.
- c. **NO BARBECUES, Hibachi's or other cooking or heating utensils are allowed in the pool area.**

4. Parties: ONLY Homeowners may request a Pool Party with the following restrictions.

- a. A Pool Party permit issued by the Clubhouse is required, **NO EXCEPTIONS.**
- b. Requests for a party must be given to the Clubhouse Office 2 weeks prior to the event.
- c. Parties with more than 10 children must hire an additional lifeguard.
- d. Homeowners must provide liability insurance for parties.

BOARD OF DIRECTORS MEETING

May 11, 2016

Minutes

CALL TO ORDER AND ESTABLISH

QUORUM

The meeting of the Board of Directors of Village Homes Property Owners Association May 11, 2016 on was called to order at 5:00 p.m.

BOARD MEMBERS PRESENT

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

OTHERS PRESENT

Elfrieda Tate, Association Manager, The Emmons Company

Valarie Alejo, Recording Secretary, The Emmons Company

Michael McGillvary- Architectural Committee

Bill Murphy & Darius Rahbar- Pool Committee
7 Homeowners

HOMEOWNER COMMENTS

An owner was present to get information on the 2015 Audited statement. Elfrieda Tate advised him that she would get clarification from the auditor to see if some of the items can be coded differently. Another owner was present to let the board know he felt that the monument signs should be put on hold until the pool project is complete. The board advised they agree no other improvements project should begin until the pool project is complete.

APPROVAL OF MINUTES

Motion: A motion to approve the minutes of the April 13, 2016 meeting minutes was made. The motion was seconded and it passed all in favor.

FINANCIAL REPORT

The Financial Report for May 2016 was presented by management, showing total cash on hand of \$245,025.06 as of March 31, 2016. The total in the

pool fund was \$74,354.68. **Motion:** A motion to approve the March 2016 financial report was made. The motion was seconded and passed unanimously

OLD BUSINESS

Greenbelt/ Landscape

Two proposals were submitted to repair the trip hazards on the greenbelt sidewalks. The board has asked Bill Murphy to walk the greenbelt with Val from Emmons to look over areas that were suggested for repair.

Architectural –No report

Clubhouse – The board would like the window proposal included the next board packets.

Pool Renovation Update- The pool remodel is a little behind schedule due to a few rainy days. The pool committee continues to meet weekly with the project manager and construction company.

Tennis Courts – The required fencing and mesh screening for the tennis courts will be installed next week.

NEXT MEETING

The next Board meeting is scheduled for June 8, 2016 at 6:30 p.m.

ADJOURNMENT

There being no further business, the meeting was adjourned to executive session at 5:28 p.m.

Respectfully submitted,
Valarie Alejo, Recording Secretary

*MAY'S MEETING MINUTES ARE INCLUDED IN THE NEWSLETTER BECAUSE
THE JUNE MEETING MINUTES WILL NOT BE APPROVED UNTIL THE
NEXT MEETING*

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.

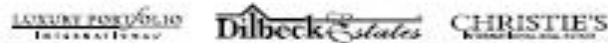
Some of the services they provide are:

- 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
Sales Associate
 Realtor® CalBRE# 01775148
 Westlake Village Resident
 Residential Resale Specialist
 Text or phone: 818-292-2489
 Zan@ZanAndMillie.com



Millie Gordon
Broker Associate
 Realtor® CalBRE# 00626251
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 Relocation Specialist
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