

# VILLAGE VOICE

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

Email address:

[Villagehomespoa@gmail.com](mailto:Villagehomespoa@gmail.com)

**October 2018**

[www.villageinwestlake.com](http://www.villageinwestlake.com)

## OPEN SEAT ON THE BOARD OF DIRECTORS FILLED

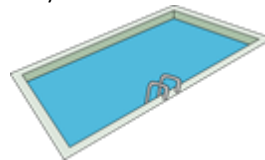
Kathleen Oates was appointed to fill the empty seat on the board and accepted. The term for the open seat will be from September until our next election in July 2019. Kathleen has lived in Village Homes for over 15 years. She is a great addition to the team.

## DAYLIGHT SAVINGS TIME

On Sunday, November 4th (the first Sunday in November) at 2 a.m., Daylight Savings Time ends in the United States.

The phrase "Spring forward, Fall back" helps people remember how Daylight Saving Time affects their clocks. At 2 a.m. on the second Sunday in March, we set our clocks forward one hour ahead of standard time ("spring forward"). We "fall back" at 2 a.m. on the first Sunday in November by setting our clock back one hour and thus returning to standard time.

Local fire agencies recommend changing batteries in smoke detectors and checking your fire extinguishers when clock times are changed. In addition, check your emergency supply kit to make sure it is fully stocked and ready.



## VILLAGE HOMES POOL

The pool will be heated until the October 29, 2018. The summer swim season was very busy. It was nice to see all the Village Homes families enjoy the facilities. Most of the pool furniture will be stored during the winter season.

## 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.

## 2018 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](mailto: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](http://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](http://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  
September 12, 2018  
Minutes

**CALL TO ORDER AND ESTABLISH QUORUM**

The meeting of the Board of Directors of Village Homes Property Owners Association of September 12, 2018 was called to order at 6:03 p.m.

**BOARD MEMBERS PRESENT**

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

**OTHERS PRESENT**

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

**COMMITTEE REPORTS**

**Greenbelt/Landscape-** The board reported that water has been restored to the Evenstar Island.

**Architectural-** No report.

**Pools-** The pool heat will be turned off on October 29<sup>th</sup>, 2018.

**Finance Committee-** Mike McGillivary provided a general reserve forecast for the board to review. The finance committee has requested that Tish Matthews meet with them to discuss the 2019 budget.

**Clubhouse & Violations-** A copy of the report was reviewed. A request from the Westlake Island board of directors to allow them to rent the clubhouse for their monthly meeting. The board unanimously approved the request.

**APPROVAL OF MINUTES**

**August 8, 2018 Executive Meeting for Legal- MOTION:** John Chavez made a motion to approve the August 8, 2018 meeting minutes as presented. Darius Rahbar seconded the motion and it passed all in favor.

**August 8, 2018 MOTION:** John Chavez made a motion to approve the August 8, 2018 meeting minutes. Darius Rahbar seconded the motion and it passed all in favor.

**FINANCIAL REPORT**

The financial report for August 2018 was presented by Michael McGillivary, showing total cash on hand of \$331,414.95 as of August 31, 2018. **Motion:** A motion to approve the August 2018 financial report was made. The motion was seconded and passed unanimously.

**Delinquency Report** – A copy of the log was reviewed. Management reported we received \$26,195.52 in past dues and fines for lot#22201. **MOTION:** John Chavez made a motion to approve placing a lien on lot#23701. Lawrence Stern seconded the motion and it passed all in favor.

**MANAGEMENT REPORT**

Tish Matthews advised that Ventura County Pest Control reported the droppings that were found near the pergolas was not from termites but from crickets. Two additional companies are scheduled next week to provide inspections. The final bills from Pacific Constriction were provided for review. Tish Matthews also advised the board that she met with Vicente the irrigation tech from Brightview at the clubhouse to watch a cycle of the water running to determine what can be done to stop the water run-off in the parking lot. There were several issues. Brightview will provide a bid for the next meeting.

## **OLD BUSINESS**

**Landscape Contract & Services-** Darius Rahbar and Lawrence Stern walked the association to look at all of the landscaping and came up with a list of wants and needs to provide to a landscape architect. They would like to obtain a landscape plan for the entire association to make the common areas a more modern look that all ties together. Once a landscape design and plan is completed it will go out to bid.

**Website Photo-** Janet Wall has offered to take new photos for the website. Val Alejo will follow up with her.

**New Architectural Rule Notice- MOTION:** Darius Rahbar made a motion to approve the reason for the new rule as presented by Mike McGillivary regarding walls at “garden homes”. Laurence Stern seconded the motion and it passed all in favor.

**Parking Lot-** Repairs are scheduled for October 3, 2018 and the seal coat for November 5, 2018. The parking stops will be removed from the middle of the lot.

## **NEW BUSINESS**

**Appoint Replacement Board Member-** John Chavez made a motion to appoint Kathleen Oats as a new board member. Laurence Stern seconded the motion and it passed 3-1.

**Earthquake Insurance Bid-**The bid was tabled. The board would like more information on the carrier QBE.

**Brightview Bids- Bid# 6708130** to install 88 new pop sprinklers- No action was taken. Bid# 6730195 was submitted to restore the irrigation on Westlake Blvd near Waterby to provide water to the trees in the amount of \$4,121.00. **MOTION:** John Chavez made a motion to approve the bid submitted. Mike McGillivary seconded the motion and it passed all in favor.

## **CORRESPONDENCE**

None.

## **HOMEOWNER COMMENTS**

An owner was present to express his concern about the amount of cars that are parking on the streets. The board advised that the streets belong to the city. If cars are parked longer than 72 hours they can be reported to the abandoned cars hotline.

## **NEXT MEETING**

The next board of directors meeting is scheduled for October 10, 2018 6:00 p.m.

## **ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:00 p.m.

Respectfully submitted,  
Valarie Alejo, Recording Secretary



The 27th **Annual Thousand Oaks Rotary Street Fair** will take place on Sunday, October 21, 2018 from 9 a.m. to 4 p.m. on Moorpark Road between Hillcrest and Wilbur Road in Thousand Oaks, in between **Janss Marketplace** and Best Buy. Plenty of parking in the adjacent shopping centers and streets.

The Thousand Oaks Rotary Street Fair continues this great event with up to 20,000 expected attendees and 370 vendors! Featuring artisans specializing in hand-made products and a Kids Fun Zone with games, crafts, jumpees, soft drinks and pizza. Live music and entertainment too. **FREE Admission!**

For more information, visit [www.ThousandOaksRotary.org](http://www.ThousandOaksRotary.org)

APPLICATION FOR ARCHITECTURAL APPROVAL

[villagehomespoa@gmail.com](mailto: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.

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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

Ramona Yoh has retired from the board. We would like to thank Ramona for volunteering to be on the Village Homes board of directors. Ramona was on the board since 2014 and was a huge part of getting the pool remodel completed.

The words "Thank You" are written in a highly decorative, black cursive script. The letters are interconnected with elegant flourishes, particularly around the 'T' and 'Y'. The 'T' has a large, sweeping loop that extends to the right, and the 'Y' has a similar flourish that loops back under the 'T'.

\*The next board of directors meeting will be held on November 14, 2018 at 6:00 at the Village Homes Clubhouse. All owners are invited to attend. We look forward to seeing you there!\*