



Presidents' Message

My guess is that every President's message is mostly about the accomplishments of the Board and the hard work of the Board members on your behalf. While this Board has a long list of projects that are either underway or completed and has certainly worked hard, our most difficult task was the decision to close the pool, tennis court and clubhouse due to the COVID-19 pandemic. Please be assured that the Board made this decision based on Ventura County Health Dept. orders and extensive discussions with legal counsel and The Emmons Company. For many of our neighbors these facilities are the best feature of Village Homes and not being able to enjoy them - particularly during the summer - is very frustrating. Let me try to summarize the reasoning behind our decision. The Board is fiscally responsible for the entire community, not just the homeowners who use the pool, tennis court and clubhouse. If these facilities were open and despite our best efforts to adhere to the County use and sanitation protocols, someone became ill with the COVID-19 virus and decided to hold Village Homes responsible, because our liability insurance does not cover virus caused illnesses, the legal costs and possible monetary award would be borne by all homeowners. Depending on the circumstances, the cost per household could be substantial. In addition, should a resident be unable to pay, the Board would be obligated to place a lien on their property. While there are those within our community who maintain that the risk of infection is small, the recent resurgence of infections throughout Ventura and Los Angeles Counties indicate otherwise. Due to the foregoing health and financial issues and, let me emphasize again, after a great deal of careful consideration, the Board made this difficult decision. Please be assured that we will open the pool, tennis court and clubhouse as soon as we believe that it is safe to do so let me turn to more positive news. For most of this year, the Board has been operating with only 3 members. Despite being shorthanded, we have managed to complete or start an extensive list of projects. They include a new monument sign and landscaping for the Evenstar Island, painting, extensive dry rot roof repair and a new awning at the clubhouse, a new security system for the clubhouse, pool, tennis court and

parking lot to replace the barely functional current system, repair of the pool deck, resurfacing of the children's pool and institution of an extensive and systematic program of greenbelt brush clearance and tree maintenance. I want to make special mention of the latter project. Maintenance of the greenbelt, hillsides and hiking trails take up 34% of our annual operating expenses, so this is a significant number. Due to the drought, subsequent years of increased rain and frankly, some neglect, a good deal of our property was overdue for attention. We have divided our property into zones and are now cycling through each zone on a calendar basis to perform tree trimming and brush clearance. In closing, I want to recognize the work above and beyond the call of duty by the other 2 Board members - Mike McGillivary and Janet Wall. Being President of the Board is really only presiding over meetings and signing a few documents; otherwise, everyone only has one vote and everyone's opinion is equal. So Board service is a team effort with everyone finding their areas of interest and skill and contributing the best they can. Janet is retiring from Board service this month - her passion and knowledge regarding all things involving nature will be sorely missed. I hope she decides to continue to contribute on an ex officio basis for years to come. My thanks also to Hugh Warren, Mike McGillivary and Sherry Stern who have served on the Architectural Committee. Finally, nothing in Village Homes would get done without Donna Yofan and Val Alejo of The Emmons Company. They really do the heavy lifting; vendor research, contact and supervision, dealing with homeowner problems, complaints and suggestions, handling the paperwork and acting as an incredible source of institutional knowledge and experience that enables the Board to make informed decisions. On behalf of the entire Board, my deepest thanks to Donna and Val. While we do know we will have 5 Board members once the election is concluded, we still need additional volunteers to work on various committees. If you have the time, expertise or interest, please contact us. Thank you, I look forward to working on your behalf with the new Board in the coming year. Laurence Stern

Election Results

Ballots for the election of Directors were counted at the adjourned annual Board of Directors meeting on July 29, 2020, with a quorum of ballots received. Ten candidates were nominated or volunteered to run for the five available Board seats. The election results are as follows:

Tony Baird	281
Kelly Cannon	210
Michael McGillivray	405
Laurence Stern	218
Peggy Neary	257

Thank you to everyone who took the time to vote to make the election possible!

Pools and Tennis Courts Remain Closed

Due to the unchanged legal advice from VHPOA counsel, and the County restrictions required to open the facilities, the pool and tennis courts remained closed. For the latest county guidelines, please visit

<https://www.vcemergency.com/>.

Clubhouse Closed

If you need to reach us, please send an email or call when necessary. Please note, if you are sending a message during normal business hours, our efforts will be to reply on the same day. If you are sending a message after normal business hours, you can expect a response the next business day. We apologize for any inconvenience and thank you for your cooperation. Take care and be safe.

Village Homes Website

Do you want to communicate with the board? If you would like to bring something to the board's attention or make a suggestion you can submit a request on the website. Just click on the Contact link on the home page; www.villageinwestlake.com. You can also find POA documents such as

the architectural application, clubhouse rental application, agenda, meeting minutes and more.

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.

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.

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

How to Contact Your Management Company?

Don't hesitate to call or email us directly if you notice problems in the common areas like graffiti, broken sprinklers, dead shrubs or lights out. We are happy to contact the appropriate vendor.

Donna Yofan, Manager
donnay@emmonsco.net

Valarie Alejo, Asst. Manager,
villagehomespoa@gmail.com

Ellen Henderson, Bookkeeper
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(805) 413-1170

(805) 413-1190