



Board President Laurence Stern resigns

The Board of Directors and the Emmons Co. would like to thank Laurence Stern for his 8 years of leadership and dedicated service to the community. We wish him the best, he will be missed!

Village Homes Annual Meeting President's Message

While the Board had a productive year working on numerous projects and issues on behalf of our community, all of it paled in relation to the Big Event, the reopening of the pool and tennis court. The Board spent countless hours dealing with development of safety and operating protocols, consulting with our association attorney and reviewing the many details involved in the opening. Board member Kelly Cannan volunteered to lead this project; the trouble-free start of the pool and tennis season on May 15th is a tribute to her hard work and the efforts of the other Board members. In addition to the reopening of the pool and tennis court, a great deal of progress has been made on other projects. Brush clearance, tree trimming, and general maintenance continues on our extensive greenbelt areas, plans are underway to revamp at least 2 of the entrance monuments signs and new furniture is being ordered for the clubhouse. With respect to the clubhouse, it is hoped that it will be open for community events sometime during the next 2 months. Architectural Committee and the volunteers on the Violations Committee. Almost nothing we do would be successful without the support of the Emmons Company. Donna Yofan managed our account until recently, was available 24/7 and managed to keep her sense of humor in the process. Donna has left homeowner association work for an employment opportunity in another field; we will miss her greatly and wish her much success. Linda Merkle is our new Emmons Company account manager; please do not hesitate to contact Linda at Linda@emmonsco.net or 805.413.1170 if you need any assistance with respect to Village Homes Association matters. We've had turnover at the clubhouse as well. Jane Denning is our new onsite manager Monday-Wednesday-Friday from 9am to 1pm. Contact her at villagehomespoa@gmail.com or 805.497.4491. Val Alejo was the face of the Emmons Company at the clubhouse for many years; she unfortunately had to leave due to family issues and Claudette McCarroll replaced Val for a few months.



The greenbelt also deserves additional commentary; it is a unique and beautiful feature of our community, but it requires constant maintenance and attention. That is particularly true at present, due to the heightened fire danger caused by the drought and resulting homeowner insurance cancellations. If you wonder where your dues money is being spent, watering and maintaining the greenbelt currently absorbs 33% of our annual budget. In addition to our monthly meetings, the Board puts in a lot of time every month communicating with each other and our Emmons Company team. The communications deal with expenditure approvals, homeowner requests and problems, management of vendors, new and ongoing projects such as those mentioned above, legal issues and agenda items for the next meeting. My deepest thanks to Mike McGillivray, Peggy Mohler, Kelly Cannan and Tony Baird for their hard work on your behalf. My thanks also to Hugh Warren, Isabelle Muller-Gupta, Ron Oster, Mike Mc Gillivray, and my wife Sherry for their service on the After 8 years of involvement in the Village Homes Homeowners Association including reconstruction of the pool and serving on the Board, I have decided to take some time off and am not running for reelection. I wish the new Board and Committee members much success; I know they will do their best to maintain the quality of life, appearance, and safety of our community.

Yours truly,
Laurence Stern President



BOARD ELECTIONS

Five seats are still pending for election for a one-year term.

We have still not been able to open the ballots, as we are still lacking the minimum number of ballots needed. This current lack of quorum requires the community's participation. Additional expenses and delays are being incurred by the Association. YOUR VOTE MATTERS. Please submit a ballot if you have not yet done so.

If you need a replacement, contact the Clubhouse.



OCTOBER BOARD OF DIRECTORS MEETING



The next Board of Directors meeting will be held on **October 13th at 6:00 p.m.** via Zoom teleconference. **We are pleased to announce a new interim board member, Ron Oster. Welcome Ron!** If any Homeowners are interested in attending a meeting, please contact the clubhouse to get the zoom link, and confirm the date and time.

Please note, minutes from previous meetings are available on the Village Homes website, villageinwestlake.com, under resources for residents.

POOL & TENNIS COURT

The pool will remain heated till the end of October. Keys will continue to be activated upon receipt of a completed and signed hold harmless waiver. Parties and lessons at the pool are still prohibited at this time.

We are no longer using the online reservation website for the Tennis court. A sign-up sheet is now located in the small box inside the court.

Visitors to the pool are reminded to **collect your belongings before leaving**. If you are missing any items, they could be in the lost and found tote located by the pool area.

CLUBHOUSE CLOSURE

Sadly, in consideration of the Ventura County Health Departments mask requirements for indoor gatherings, and in consultation with our legal and insurance partners, the Clubhouse remains closed for rentals and events. Visitors are encouraged to wear face coverings when entering the Clubhouse.



New Neighbors!

2021 Broomfirth Ct.
2214 Waterby
2246 Knoll Crest Pl.
2231 Knoll Crest Pl.
938 Evenstar
2028 Lindengrove

Street Tree Assistance

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. They will also come plant a tree when none exists at a home, in the street tree area.



DID YOU KNOW???

We'd like to remind everyone that Village Homes is in the city of Thousand Oaks, in the county of Ventura. That is where you should go for city/county resources.



HELP CONSERVE WATER

As we all work to conserve water, please reach out to the Emmons Co. or the Clubhouse anytime to report broken sprinklers, or sprinklers running unattended between the hours of 6am and 8pm.

5 Simple Ways to Save Water Daily

1. Take a Shower of 5 Minutes or Less.
2. Install a Water-saving Toilet Flush System.
3. Turn Off the Tap While Brushing Your Teeth & Washing Your Hands.
4. Don't Keep the Tap Running While Washing Clothes/Utensils.
5. Close Taps Properly and Fix Leaking Taps, Pipes & Toilets.

Pet Reminders

Per City Code and Association CC&Rs, when walking your Dog through the neighborhood, they must be ***always kept on a leash***. Any animal nuisance issues should be directed to Los Angeles County Animal Control at (818) 991-0071. Animal Control Officers are responsible for enforcing state and local laws pertaining to animals.

ARCHITECTURAL APPLICATIONS AT VILLAGEINWESTLAKE.COM

The last few months have seen increase in submissions of Architectural Applications. While the Board supports efforts to add to the beautification of the Community, be mindful that any exterior change to your home or front yard must be approved in advance by the Architectural Committee. Don't take the risk of making improvements without prior approval.

GREENBELT LIGHTING

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 There is a number on each light post which indicates its location to SCE

MONUMENTAL IMPROVEMENTS

Changes are coming to the monuments in the community. The next to be upgraded is the one located at Triunfo and Hampshire. Stop by and check it out!



IT TAKES A VILLAGE

We encourage community involvement. Please do not hesitate to reach out to us with any concerns, recommendations, or issues you may notice within the Village Homes Community. The Emmons Company is here to assist.

Linda Merkle, Manager
linda@emmonsco.net

Jane Denning, Asst. Manager
villagehomespoa@gmail.com

Ellen Henderson, Bookkeeper
ellen@emmonsco.net

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(805) 413-1190 - fax