



BOARD OF DIRECTORS MEETING

The next Board of Directors meeting will be on **Tuesday, April 14th, 2026, at 6:00 p.m.** The meeting will be held at the Clubhouse and via Zoom teleconference.

2026 Annual Election

The annual election of the Board of Directors is **July 14th.**

If you would like to run for one of the five seats on the board, nomination forms were recently sent out, and you will need to return yours to the Powerstone- Emmons Office or the Clubhouse by **April 15th.**

CC&R's UPADATE

Our team has been working hard to get out the vote and determine if Village Homes will adopt the updated CC&Rs and Bylaws.

For those that have requested such, new ballots should arrive in your mailbox shortly. Please mark your ballots and send them back as quickly as possible. We would love to bring this effort to a conclusion. If you are not sure of your vote status, please contact the clubhouse.



THE POOL IS OPENING!

Get your pool keys ready! The pools began to be heated on Tuesday March 17th. It takes a few days to reach a comfortable temperature. The Pool Area is only available to Village Homes Residents and their guests. Guests must always be accompanied by a Homeowner. Residents and their guests are responsible for keeping the gates closed.

POOL HOURS

7:00 A.M. to 10:00 P.M.

Lifeguards will not be on duty in March.

Key fobs are available to residents for \$100.00 check or cash at the Clubhouse.

Keep the environment healthy!

A FREE COMMUNITY EVENT CELEBRATING THE ENVIRONMENT

Arbor Earth Day Celebration

Go Green
Thousand Oaks

Saturday, April 18, 2026
10:00 AM - 2:00 PM

2525 N. Moorpark Road
Thousand Oaks
Community Center
(next to T.O. High School)

Kids Activities | Electric Vehicles | Bicycle Safety | Compost & Plant Giveaways | Live Music | Food Trucks | Raffles & More

TOAKS.GOV/EARTHDAY

**FIGHT BACK AGAINST THE
INVASIVE AEDES MOSQUITOES!**



Be sure to remove standing water from your property. There are several ways you can do that. Drain any standing water in buckets, trash in the yard, patio furniture, rain gutters, or planters etc. In case the water cannot be drained frequently, like in a birdbath or ornamental pond, you can use bacterial insecticides to kill larvae and prevent adult mosquitoes. Put screen material over any exposed drains. This may sound simple, but it is the most effective action you can take to eliminate the risk of mosquito bites in any season.

Ventura County Vector Control staff responds to reports of mosquitoes or potential mosquito breeding sources from the public of Ventura County.

Mosquito Complaint Hotline

(805) 658-4310



**SPRING CLEANING IN THE GARDEN?
Architectural Approvals**

The Architectural Review Committee would like to remind you that if you are planning any exterior improvements, such as painting, landscape, hardscape, or tree removal, an application and plans must be submitted. Once received, the Committee will promptly review your documentation. If you have any questions about the process or need an application, that information is available on the website or you may contact Jane Denning at the Clubhouse



SPRING IS THE START OF COYOTE SEASON

According to the California Department of Fish and Wildlife (CDFW), during the warm summer months, particularly from March through August, coyotes are very active. They are raising their young and searching for food. Neither property owners nor the association are allowed to take steps to impede, capture or remove Coyotes. The city has provided the following recommendations:

1. Do not leave any pets outdoors
2. No food or water to be left outside
3. If you have fruit trees pick all the fruit off the tree and from the ground
4. Water your lawn/landscaping in the early am and not at night
5. Purchase coyote fencing/rollers

FRIENDLY REMINDERS

Dead Vegetation: Please take a moment, check your yard, and remove any dead/dry debris that could become a fire danger.

Wood Chips: Be sure to refresh your wood chips regularly. The sun fades them and the wind thins them out over time.

Fencing & Walls: Please take a moment to check the fencing and walls on your property; and, if necessary, be sure they are repaired, painted, or replaced, as necessary.

Exterior Decorative Lighting: For lights that you wish to keep up all year long, you are required to get Architectural Approval. Please be sensitive to neighboring homes when planning to install exterior decorative lighting.



New to the neighborhood...

**877 Rimcrest
958 Ranch House
1056 Elfstone**



Oak Tree Deadwooding

The CC&R's state that the POA is responsible for dead wooding the indigenous oak trees (Quercus lobate) throughout the community, including those at your home. Dead wooding (no more than 1 ½ inch) will be done once a year. If you have an oak tree that needs to be added to the list, please contact Jane Denning at the clubhouse by August 1st, 2026, to be on the list of trees to be evaluated by our Arborist. Be sure to include your contact information should questions arise. The work shall be done as soon as practical after the assessment. Work is normally done during the fourth quarter and into January.

Office Holiday Hours

The Powerstone-Emmons Company and the Clubhouse will be closed on Monday May 25th in observance of the Memorial Day Holiday.



In Need of Assistance?

Contact your Management Company...

Angeline Elmasian, Manager
Aelmasian@powerstonepm.com
(805) 413-1170

Jane Denning, Onsite Manager
Villagehomespoa@gmail.com
(805) 497-4491

Kathleen McCusker, Bookkeeper
Kmccusker@powerstonepm.com
(805) 413-1170

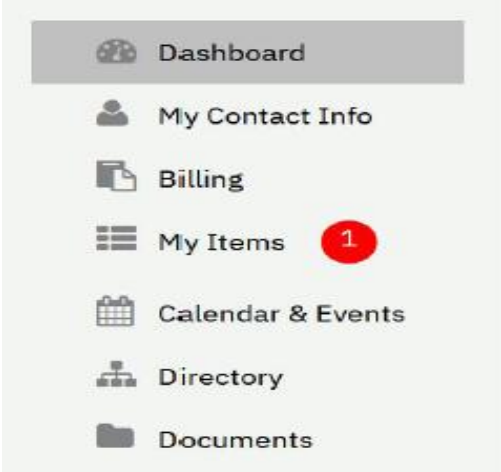


The Powerstone-Emmons Co. recommends that Property Owners utilize the online portal to its full benefit.



Please log in to the portal at portal.emmonsco.net to register for account access. The portal will allow you to submit service

requests, view architectural applications, pay your dues, and review your account balance. By updating your notification preferences to Email, your billing can be sent directly to your email box. You can be instantly up to date on happenings in the Community and never miss a mailing.



Login to your dashboard today!

Be sure all your information is up to date. If you need help navigating, please contact the Powerstone - Emmons Office or the Clubhouse Office for assistance.