



BOARD OF DIRECTORS MEETING

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

The **Annual meeting** will be held the **same day at 7 p.m.** There will be no Board Election due to no new nominees, the current Board will remain due to acclimation.

CC&R's UPDATE

Thank you to all who have turned in their ballots. **Current counts are CC&R's 225 or 32.75 %.**
Bylaws 260 or 33.48%.

These numbers are well below the threshold for opening the votes. Many replacement ballots were recently mailed out to those requesting them; please return them asap. Anyone who still needs a ballot or with any related questions can contact the clubhouse.



The Association functions more efficiently when we have updated contact information for our residents. If you have not already filled out and sent in your **Request for Annual Notice of Address, Representative and Rental Status** form, please do. If you need another copy, please contact the Clubhouse.



New to the neighborhood...

854 Rimcrest
933 Ranch House
951 Ranch House
684 Triunfo
1035 Bradbury
1093 Evenstar
855 Triunfo
972 Aranmoor
1017 Ashford
2251 Knollcrest Cr.



Pet Reminder...

Village Homes does not have a dog park.

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.



THE POOL IS UP AND RUNNING!

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.

The Lifeguard schedule is posted outside the Clubhouse office door.

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

Residents are asked to kindly close the umbrellas when leaving for the day as they are prone to blowing over and then breaking. Chairs and table should also be put back in their original spots.

LIFEGUARDS

When in the pool area, be sure to follow the posted rules. Keep all gates securely closed. The Lifeguards on duty are here to protect the safety of all swimmers. They have full authority to remove violators from the pool area. As always, you are swimming at your own risk. Please respect all the rules and stay safe!



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 one 1/2 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.



DID YOU KNOW PIZZA BOXES CAN BE DISPOSED OF IN THE GREEN CAN?

When Poolside, please put pizza boxes in our green can. This leaves more room for regular trash on busy weekends.

Thank you! 😊

Office Holiday Hours



The Powerstone-Emmons Co. offices and The Clubhouse will be closed on Friday July 3rd in observance of Independence Day.

Emergency calls are always answered after hours and on holidays.

Contact your Management Company...

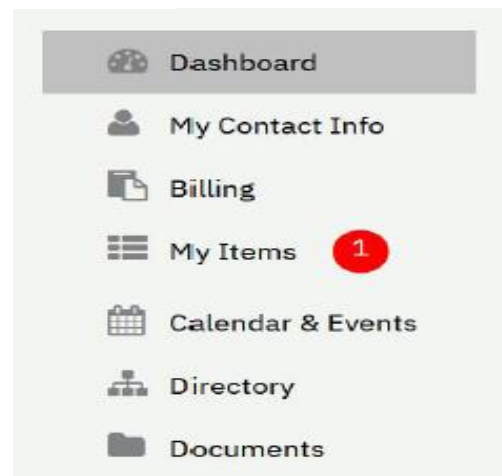
Angeline Elmasian, Manager
Aelmasian@powerstonepm.com
 (805) 413-1170

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.

Free Items are not to be placed at the curb, in the driveway or yard, except for on trash day.



If you need to dispose of large items like furniture or appliances, Contact Athens Services.

Residents can request up to 2 FREE bulky items pick up per calendar year. Each bulky item pick-up can include up to six large items. You can request a pick-up by calling (833) 791-2377 or submitting a request at AthensThousandOaks.com.

OAKS CHRISTIAN ELEMENTARY



As reported by the Acorn in October of 2025, Oaks Christian had signed a lease agreement with the Conejo Valley Unified School District for the property located at 975 Evenstar, the previous Carden School campus. The new campus, dubbed the OCS Evenstar campus, is scheduled to open in August 2026. The VHPOA is not involved with this parcel or any of the work being performed. Residents are asked to direct any inquiries to the Conejo Valley Unified School District.

WESTLAKE BLVD. WALL NEWS!

The damage claim has been settled. The Association collaborated diligently with legal counsel to make a fair and equitable settlement for the damages caused to the wall by a negligent driver.



CONSTRUCTION ZONE UPDATE



Activity is also underway for the beautification project along WLB facing Meadowland and Waterby. New pillars and wrought iron work is taking place. New plantings will be installed soon. Please be patient as we work to enhance this area, this is a large-scale project and will be well worth the wait!