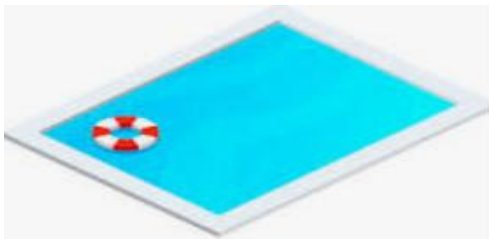




## New Board Member Installation

The positions and committee roles of the Board Members were determined at the August 11th Board meeting. The candidates were voted in by acclamation. There were no new nominees. These are the elected, qualified candidates who will resume the following roles:

**Kathy Chapman- President**  
**Tony Baird- Vice President**  
**Michael McGillivray- Treasurer**  
**Ros Armitage- Secretary**  
**Bi Mo- Director**



**The pool will continue to be heated through mid-October. We may continue to run the heat depending on weather conditions. Visit the website for details**

## *A Message from The VHPOA President...*

Hello everyone!

I am Kathy Chapman, the current President of The Board of Directors for the VHPOA, in my second term. I am pleased to share news about some of the things we have been working on here in our community.

### Updated CCRs and By-Laws:

It has been a year since we shared the proposed updated CC&Rs and By-laws with the Membership. Ballots were mailed to each Owner, and in many cases, some were re-sent to those who had misplaced them. Sadly, we still do not have enough votes to open and count them. If you have not voted, please do so. We simply need your vote, whether it is a "Yes" or a "No" vote, it will help in getting us to reach the quorum needed. If you no longer have your voting materials, or not sure you have voted, you can request assistance by contacting the Clubhouse. If a new set of materials is needed one can be mailed to you.

Current Projects: The Village Home POA Board has overseen a lot of projects this past year. The biggest has been the fence and hedge replacement along Westlake Blvd. The fence is done, as is about half of the hedge replacement. In 2027 we are looking to complete the rest of the hedge planting.

Upcoming Projects: A roof leak was discovered in a portion of the clubhouse building. The roof is aging and will need to be repaired, a project we hope to begin before later this Fall. For 2027 we are also looking at potentially repairing the damaged parking lot in front of the Clubhouse and repairing damage to the front bathrooms and the open- air shower.

Budget: The budget for 2027 is being developed and will be discussed in the October and November meetings.

*In closing, I encourage everyone to join and see what the Board is working on. Our next meeting will be Tuesday October 13th at 6:00 PM in person at the Clubhouse, or accessible online via Zoom.*

## 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.

**Vector Control Hotline (805) 658-4310**



New to the neighborhood...

1117 Bradbury Ct.  
1082 Barrow Ct.  
976 Ranch House Rd.  
2124 Glenhollow St

## Fires Season is all year-round!



AB3074, passed in 2020 and enforcement by Insurance Companies has been ongoing. The focus of this is the first five feet from your house. There are houses in Village Homes that have tree branches touching roofs, under eaves or within just a foot or so of the home.

In addition, there are bushes growing up under the eaves and some are touching the wooden parts of the eaves. We strongly urge everyone in this situation to trim back this vegetation. You do not want your house to be the one that goes, and your neighbors do not want theirs to be burned down by yours.

To remove a tree for fire/insurance reasons, just let the Clubhouse know what is going on. No Arch App required. We may reach out to discuss if there is an appropriate place to plant a replacement tree.

So, regardless of the law, let us do some commonsense things to protect the neighborhood. Fire season is always here.



## Fall Refurbishing Reminder....

If you are planning to make improvements to your home or landscape, please be sure to download an Architectural Application from the website or pick one up at the Clubhouse.



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 Powerstone- Emmons Company is here to assist.

Angeline Elmasian, Manager  
[Angeline@powerstonepm.com](mailto:Angeline@powerstonepm.com)  
 (805) 413-1170

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

Kathleen Mc Cusker, Accountant  
[Kmcusker@powerstonepm.com](mailto:Kmcusker@powerstonepm.com)  
 (805) 413-1170



**Community Volunteers are always welcomed and needed. We are always looking for new Board Member nominees! We also have several committees including: The Pool, Clubhouse and Tennis Court. Violation/ Compliance Committee, Architectural Committee, Landscape and Finance. If you are interested in getting involved, contact Jane Denning or Angeline Elmasian at the Clubhouse or The Powerstone-Emmons Co.**

## DON'T FORGET TO SET YOUR CLOCKS BACK...



On Sunday, Nov. 1st, the seasonal practice of daylight-saving time will end.

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](http://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.