

Special points of interest:

- **SAVE THE DATE!!**
Breakfast w/
the Easter
Bunny 3/31 @
10:00...ages
up to 10 yrs
old. Sign up
by 3/24!!
- Access cards
are deacti-
vated
3/1...please
stop down,
call or email
to have reacti-
vated.

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The Villager

Volume 17 No 12

March 25, 2018

HOA Dues

As a homeowner in a planned community, you might enjoy using the perks in your development. Such as the common beach, lake, swimming pool, basketball & tennis courts, playground, walking path and community center. You also know you must pay for those jointly owned benefits in the form of periodic dues. As a part of the community you most likely pay dues fully & promptly. What if your neighbors don't? How does it affect you?

Every planned community is run by a homeowner's association (HOA). The HOA's obligations are set forth in the governing documents for the development (Red Book & Blue Book). The HOA's main obligations is to maintain, repair, update and replace the common areas. One issue that

can cause homeowners to stop paying their dues is they feel they're excessive or can't afford them. The HOA calculates the amount of dues it needs to operate on an annual



budget, after estimating the ongoing operation & maintenance expenses for our common areas. These costs might include such things as land-

scaping services for the common areas, power and water bills for the pool and community center. The budget might also create a reserve fund for anticipated common area repairs and replacement costs.

Sometimes, an HOA cannot collect all dues needed to meet the budget because of late or non-paying home owners. If the HOA cannot collect enough to maintain, repair and replace items in the common areas, conditions in the development might quickly go downhill. This as a whole will drop the value of the development. To avoid such a scenario, any HOA may raise the amount of dues and possibly levy special assessments. So, as a result of your neighbors delinquencies, you could be hit with higher costs.

Mail Box Post & Boxes

On our recent drive thru the neighborhood it became very obvious that our mail boxes are starting to show the wear and tear of winter.

Please take a good look at

your mailbox and post. If needed, give them a little TLC.

Should they need to be replaced they are available in the office. If you need paint it is available at Ace



Hardware in Winnebago.

The color is Rustoleum Hunter Green in a satin finish, available in spray or a can of paint.

Neighborhood Watch Monthly Safety Tip



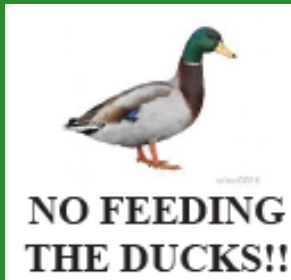
Spring is around the corner and our students will be on Spring Break from March 26th through April 2nd. They will be out playing and enjoying the warmer weather. So please be extra careful as you drive in Westlake. Additionally, parents should remind their chil-

dren to be aware of their surroundings at all times.

Remember the **Non-Emergency** Phone # for Winnebago Sherriff to Report Suspicious Activity 815-282-2600.

In April, the Neighborhood Watch is sponsoring a food and paper goods drive for the Rockford Rescue Mission. Please drop your donations to the Community Center from April 9th—13th.

Lake Committee John Peterson



On March 18th the Lake Committee presented 2 speakers to the community for an educational program. Joe Rush of JadEco LLC, our lake adviser, spoke on our upcoming project to map the lake & wetlands for sediment accumulation. The residents will be updated as plans progress.

Shannon Thruman, an ecologist and Westlake resident was the second speaker.

With a B.A. in ecology and experience as a nursery owner, professional ecological services coordinator and a prairie restoration expert, Shannon brings a new ecological perspective to Westlake Village and the Lake Committee, helping establish rain gardens, promoting bioswales and filter strips and offering ideas to clean rain water runoff before it enters the

community. Establishing plantings that control run off into the lake Increases home values and produces a healthy community for our kids, grandkids and residents.

Algae in the lake is fed by nutrients—excessive nutrients become pollutants that are carried in by rain run off. The U.S. EPA estimates 70% of water pollutants are carried by rain water. At Westlake pollutants such as herbicides, insecticides, fertilizers, pet waste, leaves and clippings from our yards and oil, grease and salt from our streets all contribute to this problem.

The Red Book has been amended to allow residents to grow rain gardens, filter strips and bioswales that help infiltration of rain wa-

ter before it enters a storm drain and ultimately our lake. We encourage everyone to help the community and adopt these practices, especially, if you have a storm drain on your property.

While we are limited to our options of controlling sediment and pollutants upstream from the wetlands and surrounding watershed, we, as a community can have an impact if we embrace measures the Lake Committee has worked to implement. Contact a Lake Committee member or attend a Lake Committee meeting to learn more.



Caption describing picture or

lake. In her presentation, Shannon proposed embracing a new approach to managing our community, moving from a “golf course clipped” community to a more ecologically progressive

Docks



Thanks to those residents who helped to rescue our runaway docks.

It will soon be fishing and boating season. Please make sure your watercrafts are registered with the WLV office. You will need a 2018 sticker.

The docks will need to be put in and we are looking for any volunteers to help with this so everyone can get on the Lake as soon as the weather permits. Please call the office, email, talk to a board member or stop at the office to volunteer. It is greatly appreciated.



Registration

Westlake Village Master Homeowners Association
WLV-MHCOA
DOCK SLIP RENTAL AGREEMENT
April - October 2017 Fee \$245.00
June - October 2017 \$200.00
August - October 2017 \$150.00

Resident boat owner: _____ Date: _____ Lot No: _____
Address: _____
Phone No: _____ email: _____

BOAT INFORMATION
Make: _____ Style: _____ Color: _____
Length: _____ Motor brand & size: _____
Hull type: _____
Hull color: _____
Hull number: _____
Hull material: _____
Hull age: _____
Hull condition: _____
Hull location: _____

WLV-MHCOA is responsible for the damage, theft, loss, and other liability of the boat and its contents. The boat owner must sign the waiver and the association must sign the receipt to state the use of the boat.

Please complete the above information and mail or bring, along with payment to:
Westlake Village Master Homeowners Association
3011 Westlake Village Drive
Westlake, CA 91361

Standard signature
This part is (fill in one only)
Date: _____
Check No: _____
Signature of Club Manager or Lake Manager

Registration

It is that time of year again! All golf carts and boats must be registered at Westlake Village.

Boats include any watercrafts that are used on our lake.

Please come down to the office to register them or you can download the registration form on the wlvhoa.com website.

Please note that all Licensed Drivers in the home must sign the waiver.

Bring in proof of your golf cart Liability coverage showing WLV-MHCOA as Additional Insured.

No registration fee is necessary if you are registering the same cart/owner as last year.

All carts must be re-inspected in order to get the new 2018 Permit Sticker

Call 335-4007 or stop by the office during normal hours to get your cart inspected.



WLV Catches

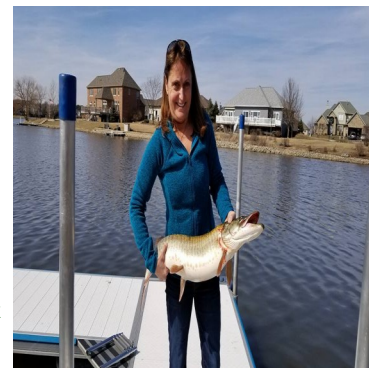


9 lb. wall-eye

DAILY FISHING LIMITS 2015		
Species	Size	Limit **
Large Mouth Bass	Under 13" *	2
	Over 20" *	1
Small Mouth Bass	All sizes	Catch & Release
Bluegill, Red Ear or Hybrid	No minimum	30
Crappie	No minimum	16
Catfish	Over 18" minimum	4
Walleye	Over 18" minimum	1
Bullhead and Carp	No minimum	None
Muskie	All sizes	Catch & Release

*Large Mouth Bass Between 13" and 20" Must be Released

**Each guest of a resident is allowed 1/2 the posted limit.



Muskie
Catch &
Release

approach to managing our commu-



**Westlake
Village Master
HOA**

Winnebago, IL 61088
3677 Westlake Village Drive
Phone: 815-335-4007

Please check our website for all forms, minutes & financials of WLV.

WLV Office Hours:

9 AM- 4 PM Monday-Friday

9 AM-12:00PM Saturday

**Or by appointment, just call the office
we are happy to assist you**

***If you would like to contribute articles, recipes, ideas, pictures, etc. to the Villager, please call or email them to the Office. This is YOUR publication & we welcome your input to make this interesting & informative.**

Red Book Amendments & Upcoming Events

The Lake Committee recommends amending Red Book Section VIII, Miscellaneous Regulations 8.4 as follows:

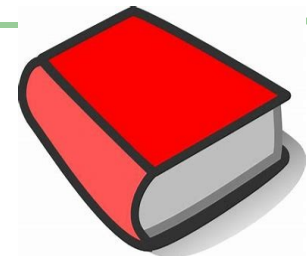
8.4 No firearm, BB gun, pellet gun, fireworks, slingshots or other missile hurling devices may be discharged in WLV.

A Exception to this regulation will be permitted when necessary for the health of the lake and wetlands. The Lake Committee will inform the board when actions need to be taken to control nuisance species. The Lake Committee will use properly licensed and identified volunteers to frighten the nuisance species (e.g.: geese) from the lake and wetlands using cracker shells (exploding shotgun

blanks). No animals or birds will be harmed. Residents and local authorities will be notified in advance of activities.

Amendment to Westlake Village Red Book Section 7.4.1.1

All docks and piers must have ARC approval. They may be purchased from any dealer as long as they are Westlake approved. Docks must be equivalent to existing WLV docks. Docks shall not extend more than 24 feet from shoreline and be less than 10 feet from lot sidelines.



Good Friday Service

Friday, March 30th 6:00 pm

Easter Egg Hunt

**Saturday, March 31st, 10:00
am**

Easter Service

Sunday, April 1st 10:00 am

Utilities, Inc.

Utilities, Inc. open house April 2nd from 5 –8 pm at the Community Center to answer questions @ Utility Services and possible increases in our area.

Board Meeting

Tuesday, April 10th 6:30 pm

April

2018

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5	6	7
Easter Church Services 8:00-Noon	Mom's Exercise 8:45-9:15 Utilities Inc. Information Meeting 5:00-8:00	Walkers 8:00 Mom's Exercise 8:45-9:15 Lake Committee Meeting 6:30	Mom's Exercise 8:45-9:15 Village Crafters 9:30 Cub Scouts 6:00-8:00	Walkers 8:00 Mom's Exercise 8:15-9:15 10:00-11:00	Mom's Exercise 8:45-9:15 Adult Game Night 7:00	Private Event 10:00-3:00 Private Event 5:00-10:00
8	9	10	11	12	13	14
Church Services 8:00-Noon Private Event Noon-5:00	Mom's Exercise 8:45-9:15	Walkers 8:00 Mom's Exercise 8:45-9:15 Board Meeting 6:30	Mom's Exercise 8:45-9:15 Village Crafters 9:30 Cub Scouts 6:00-8:00	Walkers 8:00 Mom's Exercise 8:45-9:15 Bookworms 2:00	Mom's Exercise 8:45-9:15	Private Event Noon-5:00
15	16	17	18	19	20	21
Church Services 8:00-Noon Private Event 3:00-8:00	Mom's Exercise 8:45-9:15	Walkers 8:00 Mom's Exercise 8:45-9:15	Mom's Exercise 8:45-9:15 Village Crafters 9:30	Walkers 8:00 Mom's Exercise 8:45-9:15	Mom's Exercise 8:45-9:15 WLV Wine Club 6:30-10:00	Private Event Noon -5:00
22	23	24	25	26	27	28
Church Services 8:00-Noon Private Event 2:00-5:00	Mom's Exercise 8:45-9:15	Walkers 8:00 Mom's Exercise 8:45-9:15	Mom's Exercise 8:45-9:15 Village Crafters 9:30 Cub Scouts 6:00-8:00	Walkers 8:00 Mom's Exercise 8:45-9:15	Mom's Exercise 8:45-9:15	
29	30					
Church Services 8:00-Noon Private Event 1:00-3:00	Mom's Exercise 8:45-9:15					