

## *What's new in our community*

Fall is right around the corner it's time to finish up all of the projects that need to get done before winter, tasks include mowing and trimming weeds still need to be a priority. We just want a beautiful neighborhood- we are sure you agree after all, that is why we have chosen to live here in gorgeous Westlake Village.



Please contact the office to fill out a garbage stop and start form if you will be spending the winter months in warmer climate. If you have any question please contact Gina the office at 815-335-4007.

Looking for a home cooked meal for Thanksgiving without standing on your feet all day or the mess? Consider supporting local businesses by giving Pinnions at 2324 N Court St in Rockford, IL a call at 815-962-0131 or Brian's Trade Rite Foods at 231 Kishwaukee St in Rockford, IL a call at 815-226-1217.



*Thank you for  
your service  
Westlake Village  
Veterans.*



ADDRESS TO FELLOW-COUNTRYMEN

The White House, November 11, 1919.

A year ago today our enemies laid down their arms in accordance with an armistice which rendered them impotent to renew hostilities, and gave to the world an assured opportunity to reconstruct its shattered order and to work out in peace a new and more just set of international relations. The soldiers and people of the European Allies had fought and endured for more than four years to uphold the barrier of civilization against the aggressions of armed force. We ourselves had been in the conflict something more than a year and a half.

With splendid forgetfulness of mere personal concerns, we remodeled our industries, concentrated our financial resources, increased our agricultural output, and assembled a great army, so that at the last our power was a decisive factor in the victory. We were able to bring the vast resources, material and moral, of a great and free people to the assistance of our associates in Europe who had suffered and sacrificed without limit in the cause for which we fought.

Out of this victory there arose new possibilities of political freedom and economic concert. The war showed us the strength of great nations acting together for high purposes, and the victory of arms foretells the enduring conquests which can be made in peace when nations act justly and in furtherance of the common interests of men.

To us in America the reflections of Armistice Day will be filled with solemn pride in the heroism of those who died in the country's service, and with gratitude for the victory, both because of the thing from which it has freed us and because of the opportunity it has given America to show her sympathy with peace and justice in the councils of nations.

*Woodrow Wilson*



## Fun Stuff in the Neighborhood



A big thank-you to our board members **Julie, Jim, Justin, Greg and Eric** for sponsoring a Trunk or Treat event down by the playground on the Saturday before Halloween. *Everyone had a great time and the weather could not have been better.*





## Things to Do





December 2nd @ 8:00 pm WLV will hold its 3rd comedy show. Get your tickets now: Visit [Eventbrite.com](https://www.eventbrite.com) and search for December WLV Community Center Private Comedy Show.

Lynx Golf Course will be closing for GOLF beginning 11/8. With new greens this year, we have decided to winterize properly and ensure we are prepared for a full 2023 golf season. The clubhouse hours and days of operation for November 2022 to March 2023 will be determined by traffic and use. We will keep everyone informed of the schedule when it is decided. The clubhouse will be open for hosting Christmas parties. Message us for availability and pricing. Four new things coming in November will be; a Joker Draw, Trivia Night, Poker & Euchre, plus a Pot Luck Pass. Dates and times to be determined.



Nicor Gas, which services most of northern Illinois, says the average customer will pay more than \$970 in heating this year, double the cost of last winter. Nicor has increased the price of natural gas by 61 cents per therm, a 110% increase over last year. Jim Chilsen, director of communications for the Illinois Citizens Utility Board says there are some things that residents can do to lower their heating bill, including keeping thermostats set to 68 degrees. "Never, ever, go below 55 degrees. That will freeze your pipes. That can cause all types of problems," Chilsen said. "So, you always want to keep your home at a safe temperature." Homeowners can also winterize their homes by adding plastic sheeting or draft-proofing strips to doors and windows. During the day, Chilsen recommends opening window blinds to let the sun heat the home, and close the blinds at night. "Energy efficiency is always about keeping your home safe and warm," Chilsen said. "We tell everyone that you should check on family, friends, neighbors, to make sure that everyone is staying safe, that nobody is taking any risks to lower their utility bills."

## Good Eats

Ingredients	Instructions	Apple-Mallow Sweet Potatoes
2 lbs. cooked sweet potatoes, peeled and sliced 2 apples thinly sliced ½ cup brown sugar ½ tsp. cinnamon 1/3 cup chopped walnuts butter or margarine miniature marshmallows	Toss apple slices with nuts, brown sugar, and cinnamon. Layer with sliced sweet potatoes in 2-quart buttered casserole dish. Top with butter. Bake at 350-degree oven for 45 minutes. Top with miniature marshmallows and bake another 5 minutes or until the marshmallows are melted and browned.	Submitted by Sharon Goldsand 
1 package of Ranch dressing and seasoning mix 1 ½ teaspoons garlic powder 1 ½ teaspoons dill weed ¾ cup canola oil or buttered popcorn oil 1 (20 oz.) bag of pretzels	In a large bowl combine ranch seasoning, garlic powder, dill weed, and oil. Mix together. Add pretzels to the bowl and mix to coat the pretzels. Let the pretzels marinate in the bowl for 1 hour, tossing one or two times. Preheat oven to 200F degrees. Pour pretzels onto a cookie sheet. Bake for 20 minutes. Remove from oven and let cool.	Easy Ranch Pretzels Submitted by Jennifer Walling 

## September Month's Meeting Minutes (9/13/22)

**Call to Order**– 6:30pm

**Board of Directors in Attendance** – Julie Nampel, Jim Klinger, Justin Jones, Greg Schweighart and Eric Moe

**Management Team** – Patrick (Tues) Gina (Office Manager)

**Open Session** – Residents question about the Red book vs. Blue book a lot of discrepancy question about what will the HOA enforce, Board agreed the Red book and Blue need to be reviewed and ask for volunteers for that committee. The residence feel that the Paper Villager should come back to WLV. A committee was formed at the are working together to get that back up and running WLV Communication committee was added to Commissions/Committees.

**Approval of the Agenda** – Julie motion, Jim second all approved

**Approval of Board Meeting Minutes:** Julie Motion Jim second all approved

**Financial Statements & Reserves** The Financial Statements for August were reviewed resulting in a final Reserve Balance of 849,255.09. Nothing was out of budget; Delinquency was still low total \$5,685 overall. The office portion of those collection \$2,413.

**Property Inspection Reports** The Monthly Dam Inspection Report dated for August and September; Tom chapman address the rocks being thrown from the Dam causing damage. camera system should be updated so we can see who is throwing the rocks. The fence around the dam should been done. The Wi-Fi connection/antenna need to be moved so that we don't lose connection tree is blocking that. Office will contact Comcast to see if we can move that antenna. Office will see when Dach fence can do the fencing.

**Office:** We are current with all our paid assessments & ARC applications; we are working on getting Bids for the 2023 budget. The office is working on updating the directory this has to be sent out by the end of October.

**Violation Letters & Written Complaints** There were # 2 for the month of August and both were addressed and taken care of.

### Commissions/Committees/Council

**Architectural Review Committee** August, we had 3 new applications all have been approved, currently we have no new pending. Jim addressed all the projects that the residents were doing to approve the properties was amazing

**Community Center** Still taking rentals going into 2023. The 2nd comedy night was such a big hit. The 3rd comedy night was already scheduled for December 2nd. Residents have asked about more community events like dance and yoga classes.

**Finance:** Nothing was out of budget; Delinquency was still low total 5685 overall. The office portion of those collection \$2,413.

**Grounds & Maintenance Commission** –Jim advised the picnic tables and chairs for the common area have arrived still need to have hole punched and base /cement poured for placement down by the park/beach area. Address getting a solar light installed at the docks it will help when boats are coming in at night. Ross ask Jim about the bench being fix at the beach area. Tom will look into that so we can get that repaired. A question was asked about the paving project, residents were advised that was put on hold for now. The pins on the walking path are coming up Tom will go pound those back down. G&O cleaned up all the cattails an cleaning east & west of the coffer dam and is cleaning out all the scub trees at the bottom spillway

**Lake Management** Applications are in Springfield soon as we get that back we can get numbers on the first part of dredging Lavern putting in a bio burns/ when doing that culvert drain tiles were discovered we may install more bio burns. Mike explained most lakes are looking the same as ours. Mike addresses thewetlands being cleaned up and mowed and explained we are required to keep it that way. Julie asked Mike to give a 2-4yr budget on the lake. The lake committee is developing a website just for Lake news and updates

**Neighborhood Watch** Shannon Koehler address getting the neighbor watch back and has scheduled a safety speaker coming to address so of the resident's concerns

**Pool Commission** Pool officially closed September 7th Clearview has winterized and drained the pool Nick from Water Safety Group has packed away the furniture for winter. Helm will be out to pull the pump.

**Social :** Resident are making use of the CC for more community events.

**Old Business:** No Old Business

**New Business:** Red book/Blue book Violations Which ones do we choose to enforce? Collection procedures

**Meeting adjourned** 7:55 PM

**Executive Meeting**



# Budget

## WVWESTLAKE VILLAGE MASTER ASSOCIATION BUDGET TO ACTUAL BUDGET YEAR 2022

The financial statements were not subjected to an audit, review, or compilation engagement by us and, accordingly, we do not express an opinion, a conclusion, nor provide any assurance on them.

Revenues:	2022 Budget	Sept 2022 YTD Actual	Budget Remaning
Lake Lots	\$ 91,096.00	\$ 69,246.70	\$ 21,849.30
Golf/Bay View	\$ 109,624.00	\$ 83,795.48	\$ 25,828.52
Countryside/Meadow View	\$ 164,436.00	\$ 123,325.00	\$ 41,111.00
Townhome & Condo Units	\$ 39,372.00	\$ 30,095.14	\$ 9,276.86
Bay Piers	\$ 1,800.00	\$ 1,350.00	\$ 450.00
Cul-de-Sacs	\$ 13,920.00	\$ 10,577.79	\$ 3,342.21
Garbage Fee	\$ 94,980.00	\$ 75,285.50	\$ 19,694.50
Rent - Boat Docks	\$ 3,000.00	\$ 2,450.00	\$ 550.00
Rent - Community Center	\$ 6,750.00	\$ 5,525.00	\$ 1,225.00
Golf Cart Fees	\$ 200.00	\$ 825.00	\$ (625.00)
Miscellaneous Income	\$ 1,500.00	\$ 640.10	\$ 859.90
Interest Income	\$ 50.00	\$ 67.92	\$ (17.92)
Interest Income - Reserve Fund	\$ 7,500.00	\$ 3,698.35	\$ 3,801.65
Late Fee Income	\$ 3,500.00	\$ 3,900.00	\$ (400.00)
Fines and Penalties Assessed	\$ 500.00	\$ 300.00	\$ 200.00
Recreational/Social Income	\$ 200.00	\$ -	\$ 200.00
<b>Total Revenue:</b>	<b>\$ 538,428.00</b>	<b>\$ 411,081.98</b>	<b>\$ 127,346.02</b>

Administrative Expenses:	2022 Budget	Sept 2022 YTD Actual	Budget Remaning
Wages	\$ 50,000.00	\$ 36,374.04	\$ 13,625.96
Payroll Taxes - SS and Medicare	\$ 3,825.00	\$ 2,791.06	\$ 1,033.94
Payroll Taxes - SUTA and FUTA	\$ 402.00	\$ 216.58	\$ 185.42
Liability Insurance	\$ 14,500.00	\$ 10,958.00	\$ 3,542.00
Bad Debts	\$ 1,500.00	\$ (61.50)	\$ 1,561.50
Office Supplies	\$ 7,000.00	\$ 5,481.54	\$ 1,518.46
Copier Expense	\$ 1,350.00	\$ 626.60	\$ 723.40
Postage	\$ 1,000.00	\$ 765.51	\$ 234.49
Dues and Subscriptions	\$ 500.00	\$ 410.00	\$ 90.00
Conferences & Seminars	\$ 250.00	\$ -	\$ 250.00
Bank Service Charges	\$ 360.00	\$ 270.00	\$ 90.00
Legal Expense - Non-recurring	\$ 2,500.00	\$ 704.75	\$ 1,795.25
Accounting Services - Non-recurring	\$ 24,000.00	\$ 13,065.00	\$ 10,935.00
<b>Total Administrative Expenses</b>	<b>\$ 107,187.00</b>	<b>\$ 71,601.58</b>	<b>\$ 35,585.42</b>

Operating Expenses:	2022 Budget	Sept 2022 YTD Actual	Budget Remaning
Landscaping	\$ 35,000.00	\$ 19,109.20	\$ 15,890.80
Mowing & Fertilization	\$ 35,000.00	\$ 34,334.03	\$ 665.97
Irrigation	\$ 2,500.00	\$ 2,002.51	\$ 497.49
Snow Removal - Common Areas	\$ 11,000.00	\$ 3,900.00	\$ 7,100.00
Snow Removal Cul De Sacs	\$ 15,000.00	\$ 11,495.00	\$ 3,505.00
Rip Rap	\$ 5,500.00	\$ 4,550.00	\$ 950.00
Signage	\$ 10,000.00	\$ 184.21	\$ 9,815.79
Golf Cart Expense	\$ 800.00	\$ 1,283.00	\$ (483.00)
Community Center	\$ 4,000.00	\$ 16,626.29	\$ (12,626.29)
Pool and Pool House	\$ 55,000.00	\$ 49,161.72	\$ 5,838.28
Beaches	\$ 4,000.00	\$ 3,012.44	\$ 987.56

continued next page

## *Budget (continued)*

Operating Expenses:	2022 Budget	Sept 2022 YTD Actual	Budget Remaning
Gazebos	\$ 500.00	\$ -	\$ 500.00
Playground Maintenance	\$ 1,500.00	\$ -	\$ 1,500.00
Tennis Courts	\$ 1,500.00	\$ 1,303.65	\$ 196.35
Basketball Courts	\$ 1,500.00	\$ 1,130.80	\$ 369.20
Walking Path	\$ 3,000.00	\$ 225.00	\$ 2,775.00
Boat Dock Maintenance	\$ 12,000.00	\$ 63,764.16	\$ (51,764.16)
Parking Lots	\$ 500.00	\$ 12,500.00	\$ (12,000.00)
Lake Management	\$ 14,500.00	\$ 4,516.30	\$ 9,983.70
Treatments and Monitoring	\$ 26,000.00	\$ -	\$ 26,000.00
Dam	\$ 1,000.00	\$ 2,616.17	\$ (1,616.17)
Wetlands	\$ 5,000.00	\$ 3,240.00	\$ 1,760.00
Conferences, Associations, Dues	\$ 100.00	\$ -	\$ 100.00
Lake Projects	\$ 3,000.00	\$ 173.42	\$ 2,826.58
Electricity	\$ 6,250.00	\$ 6,645.22	\$ (395.22)
Telephone	\$ 4,000.00	\$ 3,213.19	\$ 786.81
Heating/Gas	\$ 4,500.00	\$ 4,018.24	\$ 481.76
Water & Sewer	\$ 7,500.00	\$ 3,115.37	\$ 4,384.63
Garbage Collection	\$ 96,920.00	\$ 75,223.96	\$ 21,696.04
Website	\$ 1,500.00	\$ 1,021.50	\$ 478.50
Recreational/Social Other	\$ 8,000.00	\$ 8,386.20	\$ (386.20)
Recreational/Social Specific	\$ 200.00	\$ -	\$ 200.00
Neighborhood Watch Committee	\$ 400.00	\$ -	\$ 400.00
<b>Total Operating Expenses</b>	<b>\$ 377,170.00</b>	<b>\$ 336,751.58</b>	<b>\$ 40,418.42</b>

Capital Improvements	2022 Budget	Sept 2022 YTD Actual	Budget Remaning
Boat Dock	\$ 10,000.00	\$ -	\$ 10,000.00
Lake Aeration	\$ 9,750.00	\$ -	\$ 9,750.00
Swimming Dock	\$ 7,000.00	\$ -	\$ 7,000.00
<b>Total Improvements</b>	<b>\$ 26,750.00</b>	<b>\$ -</b>	<b>\$ 26,750.00</b>

Reserves:	2022 Budget	Sept 2022 YTD Actual	Budget Remaning
Federal and State Income Tax	\$ 5,000.00	\$ 4,871.16	\$ 128.84
Common Area Assets	\$ 22,321.00	\$ 3,698.35	\$ 18,622.65
<b>Total Reserves:</b>	<b>\$ 27,321.00</b>	<b>\$ 8,569.51</b>	<b>\$ 18,751.49</b>

<b>TOTAL EXPENSES</b>	<b>\$ 538,428.00</b>	<b>\$ 416,922.67</b>	<b>\$ 121,505.33</b>
<b>SURPLUS (DEFICIT)</b>	<b>\$ -</b>	<b>\$ (5,840.69)</b>	<b>\$ 5,840.69</b>

### Westlake Village Master Homeowners Association 2022 Cash Report

GENERAL CHECKING ACCOUNT		Totals by	
	<u>Amount</u>		<u>Category</u>
Beginning Checking Account Balance, August 31, 2022	\$ 62,498.85	\$	62,498.85
<b>Activity</b>		\$	30,006.13
<b>September Cash Disbursements:</b>		\$	(40,141.37)
Ending Checking Account Balance, September 30, 2022	<u>\$ 52,363.61</u>		

### REPLACEMENT RESERVE FUND

August 31, 2022 balance	\$ 849,255.09
Transfer from Operating to Replacement Fund	\$ -
Interest Income	\$ 277.32
Replacement Fund balance, September 30, 2022	\$ 849,532.41



# Proposed Budget

## WESTLAKE VILLAGE MASTER ASSOCIATION BUDGET

### WLV Master HOA Operating Budget for 2023

Association Fee Per Month:	Actual 2021 Monthly Dues/Fees	Actual 2022 Monthly Dues/Fees	Proposed 2023 Monthly Dues/Fees	Increase Per Month	Proposed 2023 QUARTERLY Dues/Fees
Lake Lots	\$ 64.00	\$ 64.33	\$ 73.37	\$ 9.34 14.51%	\$ 221.00
Golf/Bay View	\$ 64.00	\$ 64.33	\$ 73.37	\$ 9.34 14.51%	\$ 221.00
Countryside/Meadow View	\$ 64.00	\$ 64.33	\$ 73.37	\$ 9.34 14.51%	\$ 221.00
Townhome & Condo Units	\$ 64.00	\$ 64.33	\$ 73.37	\$ 9.34 14.51%	\$ 221.00
Bay Piers	\$ 10.00	\$ 10.00	\$ 10.00	\$ - 0	\$ 30.00
Cul-de-sacs	\$ 7.50	\$ 10.00	\$ 10.00	\$ - 0	\$ 30.00
Garbage	\$ 16.33	\$ 16.67	\$ 16.67	\$ - 0	\$ 50.00

	2022 Budget	PROPOSED 2023 Budget	Budget Difference
<b>Revenues:</b>			
Lake Lots	\$ 91,096.00	\$ 104,312.00	\$ 13,216.00
Golf/Bay View	\$ 109,624.00	\$ 128,180.00	\$ 18,556.00
Countryside/Meadow View	\$ 164,436.00	\$ 188,292.00	\$ 23,856.00
Townhome & Condo Units	\$ 39,372.00	\$ 46,852.00	\$ 7,480.00
Bay Piers	\$ 1,800.00	\$ 1,800.00	\$ -
Cul-de-Sacs	\$ 13,920.00	\$ 13,920.00	\$ -
Garbage Fee	\$ 94,980.00	\$ 99,608.00	\$ 4,628.00
Rent - Boat Docks	\$ 3,000.00	\$ 3,000.00	\$ -
Rent - Community Center	\$ 6,750.00	\$ 6,750.00	\$ -
Golf Cart Fees	\$ 200.00	\$ 200.00	\$ -
Miscellaneous Income	\$ 1,500.00	\$ 1,500.00	\$ -
Interest Income	\$ 50.00	\$ 50.00	\$ -
Reserve Fund	\$ 7,500.00	\$ 7,500.00	\$ -
Late Fee Income	\$ 3,500.00	\$ 3,500.00	\$ -
Fines and Penalties Assessed	\$ 500.00	\$ 500.00	\$ -
Recreational/Social Income	\$ 200.00	\$ 200.00	\$ -
<b>Total Revenue</b>	<b>\$ 538,428.00</b>	<b>\$ 606,164.00</b>	<b>\$ 67,736.00</b>
<b>Administrative Expenses:</b>			
Wages	\$ 50,000.00	\$ 57,000.00	\$ 7,000.00
Security Wages	\$ -	\$ -	\$ -
Payroll Taxes - SS and Medicare	\$ 3,825.00	\$ 4,361.00	\$ 536.00
Payroll Taxes - SUTA and FUTA	\$ 402.00	\$ 402.00	\$ -
Liability Insurance	\$ 14,500.00	\$ 15,000.00	\$ 500.00
Bad Debts	\$ 1,500.00	\$ 500.00	\$ (1,000.00)
Office Supplies	\$ 7,000.00	\$ 7,000.00	\$ -
Copier Expense	\$ 1,350.00	\$ 1,350.00	\$ -
Postage	\$ 1,000.00	\$ 1,000.00	\$ -
Dues and Subscriptions	\$ 500.00	\$ 500.00	\$ -
Conferences & Seminars 250 250 0	\$ 250.00	\$ 250.00	\$ -
Bank Service Charges	\$ 360.00	\$ 360.00	\$ 360.00
Legal Expense - Non-recurring	\$ 2,500.00	\$ 2,500.00	\$ -
Accounting Services - Recurring	\$ 17,420.00	\$ 17,940.00	\$ 520.00
Accounting Services - Non-recurring 6,580 6,580 0	\$ 6,580.00	\$ 6,580.00	\$ -
<b>Total Administrative Expenses</b>	<b>\$ 107,187.00</b>	<b>\$ 114,743.00</b>	<b>\$ 7,556.00</b>

continued next page

## *Proposed Budget (continued)*

	<b>2022</b>	<b>PROPOSED</b>	
	<b><u>Budget</u></b>	<b><u>2023</u></b>	<b><u>Budget</u></b>
		<b><u>Budget</u></b>	<b><u>Difference</u></b>
<b>Operating Expenses:</b>			
Landscaping	\$ 35,000.00	\$ 32,000.00	\$ (3,000.00)
Mowing & Fertilization	\$ 35,000.00	\$ 45,000.00	\$ 10,000.00
Irrigation	\$ 2,500.00	\$ 2,500.00	\$ -
Snow Removal - Common Areas	\$ 11,000.00	\$ (15,000.00)	\$ 4,000.00
Snow Removal Cul De Sacs	\$ 15,000.00	\$ 20,000.00	\$ 5,000.00
Rip Rap	\$ 15,000.00	\$ 20,000.00	\$ 5,000.00
Signage	\$ 10,000.00	\$ 1,000.00	\$ (9,000.00)
Golf Cart Expense	\$ 800.00	\$ 800.00	\$ -
Community Center	\$ 4,000.00	\$ 13,000.00	\$ 9,000.00
Pool and Pool House	\$ 55,000.00	\$ 60,000.00	\$ 5,000.00
Beaches	\$ 4,000.00	\$ 2,500.00	\$ (1,500.00)
Gazebos	\$ 500.00	\$ 500.00	\$ -
Playground Maintenance	\$ 1,500.00	\$ 1,500.00	\$ -
Tennis Courts	\$ 1,500.00	\$ 2,500.00	\$ 1,000.00
Basketball Courts	\$ 1,500.00	\$ 500.00	\$ (1,000.00)
Walking Path	\$ 3,000.00	\$ 26,500.00	\$ 235,000.00
Boat Dock Maintenance	\$ 12,000.00	\$ 12,000.00	\$ -
Parking Lots	\$ 500.00	\$ 500.00	\$ -
Lake Management ***	\$ 14,500.00	\$ 55,000.00	\$ 40,500.00
Treatments and Monitoring	\$ 26,000.00	\$ -	\$ (26,000.00)
Dam	\$ 1,000.00	\$ 2,500.00	\$ 1,500.00
Wetlands	\$ 5,000.00	\$ 5,000.00	\$ -
Conferences, Associations, Dues	\$ 100.00	\$ 100.00	\$ -
Lake Projects ^^^	\$ 3,000.00	\$ 300,000.00	\$ 297,000.00
Electricity	\$ 6,250.00	\$ 6,250.00	\$ -
Telephone and Communications	\$ 4,000.00	\$ 4,000.00	\$ -
Heating/Gas	\$ 4,500.00	\$ 4,500.00	\$ -
Water & Sewer	\$ 7,500.00	\$ 7,500.00	\$ -
Garbage Collection	\$ 96,920.00	\$ 101,099.00	\$ 4,179.00
Website	\$ 1,500.00	\$ (1,500.00)	\$ -
Villager Production	\$ -	\$ -	\$ -
Recreational/Social Other	\$ 8,000.00	\$ 8,000.00	\$ -
Recreational/Social Specific	\$ 200.00	\$ 200.00	\$ -
Neighborhood Watch Committee	\$ 400.00	\$ 400.00	\$ -
<b>Total Operating Expenses</b>	<b><u>\$ 377,170.00</u></b>	<b><u>\$ 737,349.00</u></b>	<b><u>\$ 360,179.00</u></b>
<b>Capital Improvements</b>			
Boat Dock	\$ 10,000.00	\$ -	\$ (10,000.00)
Lake Aeration	\$ 9,750.00	\$ -	\$ (9,750.00)
Swimming Dock	\$ 7,000.00	\$ -	\$ (7,000.00)
Boat Ramp Light	\$ -	\$ 10,000.00	\$ 10,000.00
Beach Light	\$ -	\$ 4,000.00	\$ 4,000.00
<b>Total Capital Improvements</b>	<b><u>\$ 26,750.00</u></b>	<b><u>\$ 14,000.00</u></b>	<b><u>\$ (12,750.00)</u></b>
<b>Reserves:</b>			
Federal and State Income Tax	\$ 5,000.00	\$ 7,000.00	\$ 2,000.00
Common Area Assets	\$ 22,321.00	\$ (266,928.00)	\$ (289,249.00)
<b>Total Reserves</b>	<b><u>\$ 27,321.00</u></b>	<b><u>\$ (259,928.00)</u></b>	<b><u>\$ 287,249.00</u></b>
<b>TOTAL EXPENSES 538,428 606,164 67,736</b>	<b>\$ 538,428.00</b>	<b>\$ 606,164.00</b>	<b>\$ 67,736.00</b>
<b>SURPLUS (DEFICIT)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

\*\*\*Historical line items "Lake Management", "Lake Treatments" and "Lake Projects" are proposed to be combined into the line item "Lake Management" in 2023

^^ First phase of dredging is expected to receive final permit approval before or during 2023, however accurate bids are unavailable until the final permit is received

^^^Historical line item "Lake Projects" is proposed to be repurposed to represent anticipated, large and long-term maintenance projects for the lake in 2023



## Commissions and Committees of Westlake Village



The Westlake Village Neighborhood Watch committee is off to a great start! The team meets the third Tuesday of each month; and have already been working on the planning of several safety presentations as well as fun activities that we hope will bring the community together and keep everyone safe and aware. On October 9th the Neighborhood Watch committee hosted retired law enforcement, Officer Frank Ingardona. Officer Ingardona presented the S.A.F.E. program to those in attendance; the program was very informational and we look forward to working with Officer Ingardona more for future programs. If you have any suggestions for upcoming Neighborhood Watch programs, please feel free to attend a committee meeting; or contact Shannon Koehler @ 815.601.3974

**S.A.F.E. SITUATIONAL AWARENESS FOR EVERYONE** · Learn how to be aware of your surroundings while driving & in public · Clues of human behavior, what to look for · What to do in emergencies & active shooters · Be prepared and confident at work and in public · Why and how we listen to our intuition · Why we use mental rehearsal drills · In this ever-changing world, this 1-hour presentation could be the difference in your safety and knowing how to react to danger Lead Trainer, Frank Ingardona, is a retired City of Rockford Police Officer and trainer with 30 years' experience.

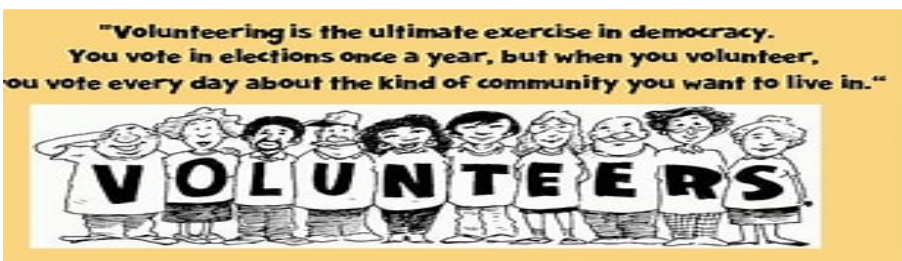
**On Monday, November 14th; at 6:30pm the Westlake Village Neighborhood Watch committee will welcome Carly Rice; from Miss Carly's into our neighborhood.** Many Westlake Village neighbors have been part of donation drives for Miss Carly's whether it was blankets, clothing, socks, or food items; everyone has always been willing to step up when there is a need. The Neighborhood Watch committee decided that it would be great for the community to meet Carly and to get a better understanding of where our donations are going; as well as to get some great community safety tips from Carly when it comes to issues that plague the population that her organization serves. ***\*\*They are asking that everyone who comes to the presentation bring a hygiene item with them. The collected items will be given to Carly to take back to those who need them. Warm blankets, socks, hats, and mittens/gloves are also always needed items.*** Hope to see you there!

Did you know we have a Grounds and Maintenance Commission? They discuss and go over things like: \*Improvement alternatives to maintain our cul-de-sac roads \*Community center \*Parking lot pavement improvement alternatives \*Walking path improvements - alternatives \*Dam structure maintenance \*Tennis/pickleball and basketball courts \*Playground \*Beach \*Swimming pool \*Boat ramp \*Lake - dredging \*Wetlands



We hope you enjoy reading the new Westlake Villager that will be published monthly. Would you like to advertising in publication or know someone who would benefit from advertising here. If so, please call Mary Kielty at 815-543-2440. Additionally, Mary is looking for assistance in selling ads. If you have some time and would like to contact local business, please let Mary know.

" Smart cookies don't crumble, they become a volunteer" If you are interested in volunteering for one of WLVC commissions or committees such as: The Villager, Lake, Neighborhood Watch, Events, Grounds and Maintenance, The Red Book, PLEASE book please contact Gina in the office at 815-335-4007.



## What's going on in our community



### Women of Westlake Wednesdays

Earlier this year, a few of us gals started getting together at each other's homes to beat the blahs of winter. We started out as a small WWN (Weekly Wine Night) and we have now grown into the new WWN - Women of Westlake Wednesdays!

Due to the increased attendance, we have moved the weekly event to the Lynx Golf Clubhouse so that all Westlake women can join us to share some snacks, enjoy some beverages, and most importantly, socialize with the other awesome women in our community!

#### Please join us!

- ▶ **What:** Women of Westlake Wednesdays
- ▶ **Where:** Lynx Golf Clubhouse
- ▶ **When:** Wednesdays, 5:30pm
- ▶ **Why:** Meet new friends and neighbors, rekindle old relationships or just hang out with current friends
- ▶ **Bring:** A snack to share

*Special thanks to owner Steve Leathers for allowing us to use this lovely new space.*

## Come Join the Bookworms



The Bookworms is a group of residents that meet to discuss various books on the 2nd Thursday of each month. We meet at the Community Center at 2:00 pm. One person each month serves as facilitator of the discussion and can provide a light refreshment to serve. Each member brings his or her own beverage. This month we meet on Thursday, November 10th when we will be discussing "Sold on a Monday" by Kristina McMorris.

Everyone is welcome whether or not they have had a chance to read the book. It happens that on November 10th members are encouraged to pick a month they wish to lead in 2023 and the book that they wish to discuss.

*Any questions about the group, please call  
Sharon Goldsand at 815-997-2609*

## Winterizing Your Car

Regardless of whether a severe storm is coming, prepping your car to handle winter weather is something you should do every fall, according to the US Centers for Disease Control and Prevention.

- Have your vehicle serviced as often as its manufacturer recommends, and do the following, the CDC advises:
- Have the radiator system serviced or check the antifreeze level with an antifreeze tester. Add antifreeze as needed.
- Replace windshield wiper fluid with a winter-suitable mixture (which will contain additives to prevent freezing).
- Keep your car in proper working condition by checking the heater, defroster, brakes, brake fluid, ignition, emergency flashers, exhaust, oil and battery.
- Ensure the tires have sufficient tread and air pressure, which you can measure with a tire gauge. Replace worn tires and fill low tires with air to the pressure recommended for your car.
- Keep the gas tank near full to help avoid ice in the tank and fuel lines.



# Westlake Village Informational page

## Pecatonica Schools Important Dates

November	February	April
November 2 – 1:45 Dismissal	February 1 – 1:45 Dismissal	April 5 – 1:45 Dismissal
November 3 & 4 – P/T Conferences	February 15 – 1:45 Dismissal	April 7 – Good Friday - No School
November 8 – Election Day - No School	February 17 – SIP Day - 11:15 Dismissal	April 19 – 1:45 Dismissal
November 16 – 1:45 Dismissal	February 20 – Presidents' Day - No School	May
November 23, 24, & 24 – Thanksgiving Break - No School	March	May 3 – 1:45 Dismissal
	March 1 – 1:45 Dismissal	May 12 – SIP Day - 11:15 Dismissal
December	March 10 – End of 3rd Qtr./ 1:45 Dismissal	May 17 – 1:45 Dismissal
December 7 – 1:45 Dismissal	March 17 – 1:45 Dismissal	May 21 – High School Graduation 1:00pm
December 9 – SIP Day - 11:15 Dismissal	March 20-24 – Spring Break	May 23, 24, 25 – High School Finals
December 20, 21, 22 – High School Finals		May 25 – End of 4th Qtr./ 1:45 Dismissal
December 22 – End of 2nd Qtr./1:45 Dismissal		
December 23-30 – Winter Break - No School		
January		
January 2-3 – Winter Break - No School		
January 4 – Institute Day		
January 16 – MLK Jr. Day - No School		
January 18 – 1:45 Dismissal		



### Ella's Babysitting service

Need a babysitter? Call or text  
(815)494-3057



### Babysitting



Looking for a babysitter? Sophomore  
Paige Lender is also available. You  
can reach her at 815-209-6288.  
(mom Kelly's phone)

### Kids Trivia

Do elephants have tails?	Where are the Great Pyramids of Giza located?
Yes.	Egypt.
Where is the Leaning Tower of Pisa?	Where is the Great Wall of China located?
Italy.	Beijing.
How many colors are in the rainbow?	Where is the Golden Gate Bridge?
7	San Francisco, California.
Where is Big Ben located?	Where is the Acropolis?
London, England.	Athens, Greece.
Where is the Eiffel Tower located?	Where is the Great Barrier Reef?
Paris, France.	Australia.
Where is the Taj Mahal located?	Who gifted the Statue of Liberty to the U.S.A?
Agra, India.	France.

Remember to  
vote the 8th!



## Westlake Village Informational page

### WLV OFFICE

**WLV Office Hours:**

M, W, F 9:00 AM to 5:00 PM  
T, Th 9:00 AM to 3:00 PM  
Every Other Saturday 9:00 AM to 12:00 PM

**Address:**

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

**E-mail:**

wlvemail@comcast.net  
wlvmanager@wlvhoa.com

### WLV BOARD

**President: Julie Nampel**

[janampel@hotmail.com](mailto:janampel@hotmail.com)

**Secretary: Eric Moe**

[moeman4462@gmail.com](mailto:moeman4462@gmail.com)

**Treasurer: Jim Klinger**

[milkman50@comcast.net](mailto:milkman50@comcast.net)

**Greg Schweighart**

[gschweighart@pekininsurance.com](mailto:gschweighart@pekininsurance.com)

**Justin Jones**

[jonesadvisor13@gmail.com](mailto:jonesadvisor13@gmail.com)

**County Board Rep Aaron Booker (R)**

C: (815) 520-3210

### OUR ELECTED OFFICIALS

**IL Senator Brian W. Stewart (R)**

815.284.0045

**IL Representative Andrew S. Chesney (R)**

815.232.0774

**Senator Richard J. Durbin (D)**

(202) 224-2152

**Senator Tammy Duckworth (D)**

(202) 224-2854

**Representative Adam Kinzinger (R)**

(202) 225-3635

### USEFUL PHONE NUMBERS

Pecatonica Elementary: 815-239-2550  
Pecatonica Middle School: 815-239-2612  
Pecatonica High School: 815-239-2611  
Pecatonica District Office: 815-239-1639  
Pecatonica Pharmacy: 815-239-1200  
Topway: 815-239-2505  
Sullivans: 815-335-1501  
Snyders Pharmacy: 815-335-3535

ComEd: 800-334-7661 (emergency)  
ComEd: 800-334-7661 (cust svcs 7am to 7 pm)  
Nicor: 888-642-6748 (emergency)  
Nicor: 888-642-6748 (cust svcs 7am to 6pm)  
JULIE: 811 or 800-892-0123  
Prairie Path Water Co: 800-831-2359 (emrgcy)  
Prairie Path Water Co: 855-270-3592 (pymts)  
Village Of Pecatonica: 815-239-2310

Village Of Winnebago: 815-335-2020  
Winnebago non-emergency: 815-282-2600  
PSB Front Desk: 815-319-6300  
Auto Theft Unit: 815-977-5001  
Vehicle Impound: 815-319-6170  
States Attorney: 815-319-4700  
Lynx Golf Course: 815-335-4031

Just a Reminder that Association Dues are due January 1, 2023 If they are not paid by January 15, 2023 additional costs/penalties will be added. You can make your payment online through the HOA Website. Mail to WLV HOA P. O. Box 10095 Loves Park, IL 61032 Drop them in the Association's mailbox at 3677 Westlake Village Dr. You may also use the Drop Box on the wall, just inside the door of the Community Center. Payment's can be made in person during office hours at the Community Center. If you have any questions please contact Gina in the office at 815-335-4007.



**November Board Meeting will be held on November 15th due to the election board using the community center for the elections.**

**SAVE A TREE!** The Communications Committee is committed to creating a Westlake Villager that is easy to download and easy to read or print as needed. If you are requesting a hard copy being sent, please take a look at the email link and see if it meets you needs for access and readability. If it does, please consider accessing it online and letting the office know you no longer request a printed copy. Thank you.



## The Villager

The new version of the Villager has been brought to you by Sharon Goldsand, Donna Heffern, Val Jewell, David Johnson, Mary Kielty, Sara Maina, Julie Nampel, Teresa Nickell, Nancy Peistrup, Jennifer Walling and Susan Weber. If you have an article, subject or an advertisement you would like to see in The Villager, please contact a communication committee member.