

## What's going on in the Village?



### Westlake Village HOA - Red Book Reminders

#### SECTION VIII

##### MISCELLANEOUS REGULATIONS

8.2. Littering shall be strictly prohibited within WLTV.

8.3. Gasoline, oil, chemical, animal, or human waste shall not be deposited or dumped anywhere in WLTV.

#### SECTION VI

##### PROPERTY MAINTENANCE REGULATIONS

6.5 Household refuse may not be placed out of doors, except at the times of refuse collection. Refuse may be placed curbside for collection no earlier than 5:00 p.m. the day prior to collection and refuse containers shall not remain curbside later than 7:00 a.m. the day following collection.

#### 5.6. Fishing Regulations

D. All members wishing to fish a common area shall register at the WLTV office and receive an identification bucket with Westlake decals. The bucket with decals must be openly displayed whenever fishing on common area ground or anywhere on the lake when ice fishing.

E. Members and their guests may not trespass on other Members' lots or docks. A Member may only fish from a private lakefront lot or dock if he or she has the permission of the lot owner.

F. Prohibited fishing areas. Fishing from the following areas is strictly prohibited:

- i. From the concrete spillway;
- ii. Any wetlands area; and
- iii. From, or within, one hundred (100) feet of any beach area.
- iv. Riprap rocks on the dam and lakeshore must not be disturbed

**1.6. VIOLATIONS OF THE BLUEBOOK OR REDBOOK MAY RESULT IN CITATIONS AND/OR FINES AGAINST THE MEMBER. IGNORANCE OF THE RULES SHALL NOT BE CONSIDERED A VALID EXCUSE.**

If you have any questions contact the office at 815-335-4007.



### Westlake's first Beach Party of the year! July 1st



The social committee is looking for volunteers to help make this party a success. If interested in planning or volunteering the day of the event, please contact Gina in the office at 815-335-4007.

(Volunteers needed for set-up, during party and clean-up.

Shifts are usually only 2-3 hours so you can reconnect with your family and the fun!)

"It takes a Village" - please consider helping.

## What's going on in the Village? (continued)

### Looking to become involved in your community?

#### Westlake Village HOA Board Elections!

Westlake Village HOA will have three Board Member positions open in the next election.

Interested applicants are asked to submit a short biography to the office by end of day Monday, June 26th.

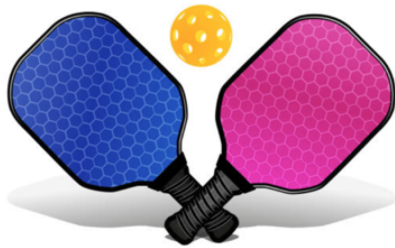
#### Communications Committee

A huge **THANK YOU** to **Jennifer Walling** for helping to give new life to our community newsletter!! Jennifer has done fantastic work in creating the Villager and helping to circulate pertinent information on our community's happenings. Thank you Jennifer!!

**Communications Committee needs you...**

Do you have experience using Excel, Publisher or Photo Shop and would be interested in working with the Communications Committee in creating the newsletter each month? The content is provided, we're simply in need of someone to pull it all together using one of these applications.

If this is of interest to you, please email [wlvvillager@comcast.net](mailto:wlvvillager@comcast.net)



#### WLV Neighborhood Pickleball

Calling all Pickleball players...  
Beginner or Advanced we want you!  
Morning and Evening play times.

Call or text Donna 847-902-0268 or  
Julie 815-238-3412 to join us!!

\*Would you like to learn? Call or text for beginner clinic info.\*

### Westlake Village Book Club



#### The Bookworms Book Club to Meet on June 8th

On June 8th we will be discussing the book *The Only Woman in the Room* by Marie Benedict. This is a fascinating story based on little known facts from World War II history.

The Bookworms book club meets at the WLV Community Center on the 2nd Thursday of each month at 2pm. A new book is selected each month. One member facilitates the discussion and brings a treat to share with the attendees. Each participant is asked to bring his or her own beverage. Everyone is welcome to attend whether or not he/she has had an opportunity to read the book.

Any questions, please feel free to call Sharon Goldsand at 815-997-2609.



#### THINGS TO KNOW WHEN USING THE POOL

\*Pool use is permitted between sunrise and 10:00pm only.

**\*USE OF POOL IS AT YOUR OWN RISK.**

**\*NO LIFE GUARDS ON DUTY IN WLV.**

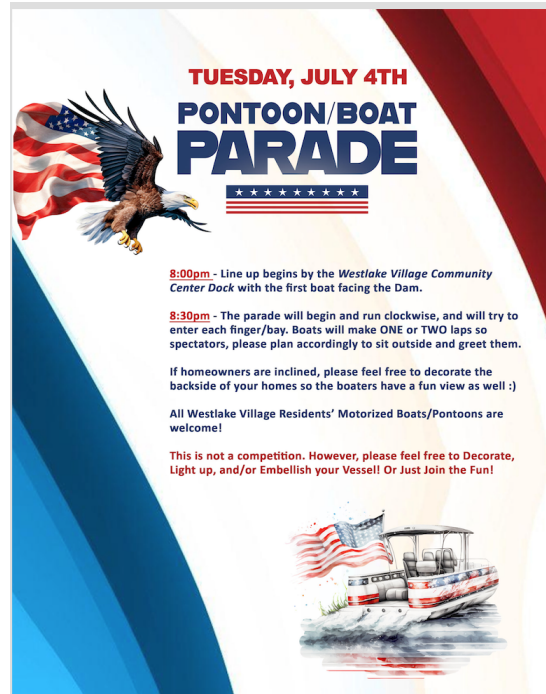
\*Swimming anywhere in WLV is at your own risk.

\*No diving, no pets, no glass, no smoking inside the pool area.

\*Association issued key card and visitor swim tags must be with you when at the pool.

\*Attendant may ask to be shown key card or tag as he/she feels necessary. Those without a key card will be asked to leave the pool.

\*Please contact the office if your key card is not working or a replacement is needed.



# Lake News



June 2023

## Controlling Lake Weed Growth & Algae Blooms

Many areas of the lake have experienced aggressive weed growth this Spring. This is due primarily to the mild winter we had. Very little snow fall allowed the sun to shine through the lake ice and promote weed growth thru the winter. Once the ice melted, the lake water clarity was very good which allowed the sun to reach deep causing even more accelerated weed growth.

As mentioned in a previous newsletter, the Lake Commission, in partnership with the WLV Board, have begun to take the following incremental actions that will improve the lake over time.

### Chemical Weed Killer Applications

The lake was mapped to determine the most weed infested areas, including the beach/community center and all inlets. A chemical treatment was applied during the week of May 22. This treatment has been used every year and has proven to be very effective at controlling Curly Leaf weed growth. One or two additional treatments will be scheduled as needed throughout the season.

### Mechanical Weed Harvesting

To supplement the chemical weed killer application(s), a company that uses a specialized aquatic weed harvesting machine to cut and remove all weeds, including Coontail, was hired to remove weeds at a depth of 18" to 24" from the most infested areas in the South end of the lake. The first harvest date is **June 22 & 23**. A second harvest is scheduled for **July 20 & 21**.

**NOTE: The boat ramp will have limited availability during mechanical weed harvesting days since trucks will use the ramp to load and haul away the harvested weeds.**

### Multiple Bioreactor Installations

Based on nitrogen and phosphorus levels from test sample data, the lake commission will determine where the best strategic locations will be to install 2-3 properly-sized wood chip bioreactors this summer (See "Recommended Bioreactors" below). As the drainage water passes through the sub-surface reactor bed, the wood chips, combined with carbon-eating bacteria, eliminate 50% - 90% of nutrients.

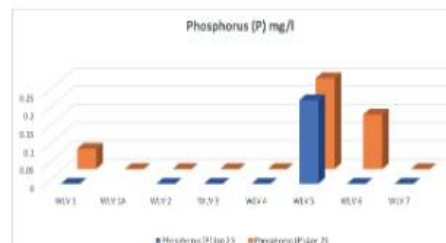
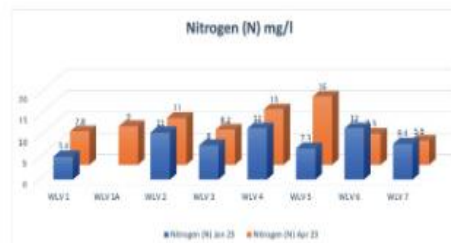
### Dredging

Frentress Lake Marine is currently dredging the nutrient-laden silt from the bottom of the fountain lagoon as well as various areas of the lagoons and creek in the wetlands. This work should take 6-8 weeks. Silt levels were discovered to be deeper than estimated in certain areas since dredging had not been done for many years. In one area, the silt level was so high that the dredge pump boat could not be put in the water until a bucket excavator removed several feet of silt.

A consistent multi-faceted, comprehensive lake plan will begin to improve lake quality. Patience and commitment by everyone is necessary to improve the lake.

## Lake Water Nutrient Source Sampling 2 Completed

A second set of water samples was taken in late April. The two graphs below show the comparison of nitrogen and phosphorous levels from the first January test samples and the 2nd April test samples. Both sets of samples were taken at the same 7 locations around the lake and the wetlands. [See next page for details.](#)



# Lake News

## Lake Water Nutrient Source **Sampling 2** Completed Cont.

Test sampling location WLV 1 is fed by resident lots and the Lynx golf course. It is thought that much of the golf course fertilizer nutrients are captured in the course's drainage pond. WLV 2 is fed by resident lots all along Springhill Dr. WLV 3 is fed from the Cooledge Creek upstream. WLV 4, 5 & 6 are fed by surrounding farm fields. WLV 4 & 5 are two of several manholes around the wetlands that are fed directly by buried drain tile lines from the farms. WLV 7 is fed by the large section of residential lots on the East side of the lake.

### **Bioreactor Recommendations**

Test results show WLV 5 has the highest levels of nitrogen and phosphorous that exits the last lagoon directly to the lake.

Given this data, we should include WLV 5 and WLV 2 sub-surface reactors along with two proposed surface water ditch bioreactors in the West lagoon area as the best candidates for installation in 2023.



*Sampling locations*



Water Management - Site Development - Road Construction

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# May Meeting Minutes

Westlake Village Master Homeowners Association Meeting

May 9, 2023

Minutes

**Call to Order:** 6:30 PM

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

**Management Team:** Patrick Tures, Accountant and Gina, Office Staff

**Open Session: -** Julie asked if there were any questions, none were asked.

**Approval of the Agenda:** Agenda approved via email.

**Approval of Board Meeting Minutes:** April meeting minutes were approved via email and posted on the HOA website.

**Financial Statements & Reserves:** The April Financial Statements in were reviewed resulting in Replacement Reserve Balance of 880,215.90. Ending checking balance 507,942.73. Julie motioned to accept, Eric second all approved.

## **Property Inspection Reports:**

**Dam Reports:** May 2023 were presented, everything looked good. The fence seems to be taking care of rock throwing issue.

**Office:** All fishing buckets on file have been entered in the computer. Office would like to thank Teresa Nickell for her help on that project. With so many new residents moving to the community. New resident packets have been put together with a check list of important Red Book points/regulations to be signed and dated by the new resident. This will ensure that they receive a Red Book and basic information has been discussed. We currently have 87 registered/inspected golf carts. The office will be sending reminder letters to residents who registered golf carts last year this week.

**- Violation Letters & Written Complaints:** Five letters were sent two fines were issued a total of \$150.00.

## **Commissions/Committees/Council:**

**Architectural Review Committee:** Seven new ARC applications, 5 approved, 2 denied Paul Apsey, Jeff Upman, Misty Craft, Kelly Pospischil

**Community Center:** We are still waiting for our new doors. The center is booked almost every weekend through the summer months.

**Finance:** Jim is currently looking into CD rates and looking at moving \$250,000 into a 27-month CD at 5% interest.

**Grounds & Maintenance Commission:** Street sweep was completed in April. Mulching has been completed everywhere but around the community center. Getting a quote for doing river rock around the front. Still working on pricing for the dock gate needs to narrow down where the electric will come from. Will be contacting Jensen electric to see about moving dam antenna and security cameras.

**Lake Management:** The first phase of dredging is still in process and no completion date was available due to the amount of sludge, it was more than anticipated. The weeds/curly leaf growing from the bottom are seasonable and this is a problem in most area lakes right now. The first treatment will be in the next few weeks. We are on the list for bi-annual harvesting. The first will take place in late June and again late July in the south bay near the clubhouse, beach and boat launch. Buying a harvester was discussed and would be a great asset but it takes about 18 months and there is a waiting list of about 15 others.

## May Meeting Minutes (continued)

- Neighborhood Watch:** No report given. Julie Nampel- Board Member Ed Stiltner
- Pool Commission:** We will be opening for the season on Saturday, May 20th.
- Social/Events-** Garage sales are all set for Thursday June 8, 9 and 10. Beach party is set for July 1st.  
Anyone interesting in volunteering or helping with planning the beach party should contact the office.
- Communication Committee** Greg Schweighart-Board Member Donna Heffern, Sharon Goldsand, Susan Weber,  
Jennifer Walling, Mary Kielty ,Val Jewell, Nancy Peistrup, Nancy Mandell
- Old Business:** There are many updates that need to be addressed. Will start introducing a little at a time to community.  
Julie Nampel-Board Member
- Common docks/piers in certain bays.  
Eric motion Jim second the approved replacing of the two common docks for the use of residents who pay extra HOA dues for use of these docks.
- New Business:** If items that are not allowed are put in the dumpster the charge can get expensive. We would not be able to monitor what is placed in the dumpster. The decision was made not to have the HOA dumpster event.
- Mailboxes-** Mailbox numbers need to be addressed. The resident address should be clearly visible from the road.
- Meeting adjourned:** 8:00 PM



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Masters of Business Administration  
Masters of Science in Education  
312-305-1318  
Kang.Math@gmail.com

# Budget vs Actual

## WESTLAKE VILLAGE MASTER ASSOCIATION BUDGET TO ACTUAL BUDGET YEAR 2023

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:	2023 Budget	Apr 2023 YTD Actual	Budget Remaning
Lake Lots	\$104,312.00	\$53,520.96	\$50,791.04
Golf/Bay View	\$128,180.00	\$64,090.00	\$64,090.00
Countryside/Meadow View	\$188,292.00	\$94,146.00	\$94,146.00
Townhome & Condo Units	\$46,852.00	\$23,426.00	\$23,426.00
Bay Piers	\$1,800.00	\$900.00	\$900.00
Cul-de-Sacs	\$13,920.00	\$7,145.67	\$6,774.33
Garbage Fee	\$99,608.00	\$50,129.67	\$49,478.33
Rent - Boat Docks	\$3,000.00	\$2,940.00	\$60.00
Rent - Community Center	\$6,750.00	\$3,750.00	\$3,000.00
Golf Cart Fees	\$200.00	\$60.00	\$140.00
Villager Advertising Income	\$500.00	\$250.00	\$250.00
Miscellaneous Income	\$1,500.00	\$663.07	\$836.93
Interest Income	\$50.00	\$156.47	-\$106.47
Interest Income - Reserve Fund	\$7,500.00	\$2,386.06	\$5,113.94
Late Fee Income	\$3,500.00	\$2,200.00	\$1,300.00
Fines and Penalties Assessed	\$500.00	\$75.00	\$425.00
Recreational/Social Income	\$200.00	\$0.00	\$200.00
<b>Total Revenue:</b>	<b>\$606,664.00</b>	<b>\$305,838.90</b>	<b>\$300,825.10</b>

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## Budget vs Actual (continued)

Administrative Expenses:	2023 Budget	Apr 2023 YTD Actual	Budget Remaning
Wages	\$57,000.00	\$16,470.40	\$40,529.60
Payroll Taxes - SS and Medicare	\$4,361.00	\$1,259.96	\$3,101.04
Payroll Taxes - SUTA and FUTA	\$402.00	\$242.78	\$159.22
Liability Insurance	\$15,000.00	\$7,969.00	\$7,031.00
Bad Debts	\$500.00	\$283.00	\$217.00
Office Supplies	\$7,000.00	\$2,809.06	\$4,190.94
Copier Expense	\$1,350.00	\$402.05	\$947.95
Postage	\$1,000.00	\$625.36	\$374.64
Dues and Subscriptions	\$500.00	\$411.00	\$89.00
Conferences & Seminars	\$250.00	\$0.00	\$250.00
Bank Service Charges	\$360.00	\$120.00	\$240.00
Legal Expense - Non-recurring	\$2,500.00	\$463.90	\$2,036.10
Accounting Services - Recurring	\$17,940.00	\$5,865.00	\$12,075.00
Accounting Services - Non-recurring	\$6,580.00	\$0.00	\$6,580.00
<b>Total Administrative Expenses</b>	<b>\$ 114,743.00</b>	<b>\$ 36,921.51</b>	<b>\$ 77,821.49</b>

Operating Expenses:	2023 Budget	Mar 2023 YTD Actual	Budget Remaning
Landscaping	\$ 32,000.00	\$ 9,546.00	22,454.00
Mowing & Fertilization	\$ 45,000.00	\$ 2,370.00	42,630.00
Irrigation	\$ 2,500.00	\$ -	2,500.00
Snow Removal - Common Areas	\$ 15,000.00	\$ 2,007.00	12,993.00
Snow Removal Cul De Sacs	\$ 20,000.00	\$ 22,893.00	-2,893.00
Rip Rap	\$ 5,500.00	\$ -	5,500.00
Signage	\$ 1,000.00	\$ -	1,000.00
Golf Cart Expense	\$ 800.00	\$ 2,016.44	-1,216.44
Community Center	\$ 13,000.00	\$ 10,133.06	2,866.94
Pool and Pool House	\$ 60,000.00	\$ 46,417.89	13,582.11
Beaches	\$ 2,500.00	\$ -	2,500.00

*continued next page*



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CELL: 1.815.670.4129

FAX: 1.815.282.2268

EMAIL: [mfiorello@GoGambino.com](mailto:mfiorello@GoGambino.com)



**Mark Fiorello**  
BROKER

3815 N. Mulford Rd  
Rockford, IL 61114



**GoGambino.com**

## Budget vs Actual (continued)

Operating Expenses:	2023 Budget	Mar 2023 YTD Actual	Budget Remaning
Gazebos	\$500.00	\$0.00	\$500.00
Playground Maintenance	\$1,500.00	\$0.00	\$1,500.00
Tennis Courts	\$2,500.00	\$0.00	\$2,500.00
Basketball Courts	\$500.00	\$0.00	\$500.00
Walking Path	\$26,500.00	\$0.00	\$26,500.00
Boat Dock Maintenance	\$12,000.00	\$2,988.38	\$9,011.62
Parking Lots	\$500.00	\$0.00	\$500.00
Lake Management	\$55,000.00	\$18,924.60	\$36,075.40
Dam	\$2,500.00	\$1,917.17	\$582.83
Wetlands	\$5,000.00	\$1,680.00	\$3,320.00
Conferences, Associations, Dues	\$100.00	\$0.00	\$100.00
Lake Projects	\$300,000.00	\$47,575.00	\$252,425.00
Electricity	\$6,250.00	\$1,869.68	\$4,380.32
Telephone	\$4,000.00	\$1,706.69	\$2,293.31
Heating/Gas	\$4,500.00	\$1,253.94	\$3,246.06
Water & Sewer	\$7,500.00	\$1,790.85	\$5,709.15
Garbage Collection	\$101,099.00	\$35,863.69	\$65,235.31
Website	\$1,500.00	\$468.00	\$1,032.00
Villager Production	\$500.00	\$149.32	\$350.68
Recreational/Social Other	\$8,000.00	\$0.00	\$8,000.00
Recreational/Social Specific	\$200.00	\$0.00	\$200.00
Neighborhood Watch Committee	\$400.00	\$0.00	\$400.00
	\$737,849.00	\$211,570.71	\$526,278.29

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## Budget vs Actual (continued)

Capital Improvements	2023 Budget	Apr 2023 YTD Actual	Budget Remaning
Boat Ramp Light	\$ 10,000.00	\$ -	\$ 10,000.00
Beach Light	\$ 4,000.00	\$ -	\$ 4,000.00
Total Improvements	\$ 14,000.00	\$ -	\$ 14,000.00
Reserves:	2023 Budget	Mar 2023 YTD Actual	Budget Remaning
Federal and State Income Tax	\$ 7,000.00	\$ (1,480.76)	\$ 8,480.76
Common Area Assets	\$ (266,928.00)	\$ 2,386.06	\$ (269,314.06)
Total Reserves:	\$ (259,928.00)	\$ 905.30	\$ (260,833.30)
TOTAL EXPENSES	\$ 606,664.00	\$ 249,397.52	\$ 357,265.48
SURPLUS (DEFICIT)	\$ -	\$ 56,441.68	\$ (56,441.68)

Westlake Village Master Homeowners Association 2022 Cash Report

### GENERAL CHECKING ACCOUNT

	Amount	
Beginning Checking Account Balance, March 31, 2023	\$ 401,946.58	—
Activity		
February Cash Disbursements:		
Ending Checking Account Balance,	\$ 507,942.73	

### REPLACEMENT RESERVE FUND

<b>REPLACEMENT RESERVE FUND</b>	\$ 879,188.36
March 31, 2023 balance	\$ -
Transfer from Operating to Replacement Fund	\$ 1,027.54
Interest Income	\$ 880,215.90
Replacement Fund balance, April 30, 2023	

# Hi Neighbor!

We've got a special offer just for you!

Bring this card with you on your next visit to receive:

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# 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 Darrin Hood (R)

202-225-6201

## 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 County non-emrgncy: 815-282-2600

CJC Front Desk: 815-319-6300

(7:00 am - 7:00 pm / 7 days a week)

Vehicle Impound: 815-319-6170

States Attorney: 815-319-4700

Animal Control: 815-319-4100

Lynx Golf Course: 815-335-4031

## 2023 WLV HOA BOARD MEETINGS

6/13/2023

8/8/2023

11/14/2023

7/11/2023

9/12/2023

12/12/2023

10/10/2023



## Catch the Wave in Pecatonica

Swim Lessons, Water Aerobics, Private Pool Rentals all in our warm 92 degree indoor pool.

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**Now hiring swim teachers and seasonal help for WLV.**