

What's new in our community

The Snow Ordinance is in effect. Please do not park on the street. If your vehicle is obstructing the removal of snow or preventing the plow trucks from doing their job safely, it is subject to being towed at owners expense. This information is also posted at each entrance of Westlake Village.

Snow Ordinance



Lighting Contest



The Annual Westlake Village Holiday Lighting Contest will continue this year. Prizes for this year contest are \$100.00 for first place, \$75.00 for second prize and \$50.00 for third place. Judging will take place between 6:00 pm and 8:00 pm on the 21st, so make sure your lights are on! Volunteers are needed to judge the light displays. If you are free that night, please contact Gina in the office at 815-335-4007.

On December 10th, starting at 11:00 am, Santa and his elves will be making their way through the village. Santa will start at the east entrance, making a loop on the east side of the lake, then turn to the west side making the loop and ending at the playground area. Santa will happily hang around for anyone wanting a photo op!

Santa is also looking for some elves to assist in various areas of the neighborhood. If you wish to be an elf for the day PLEASE contact Gina in the office at 815-335-4007 or Julie Nampel.

Santa Comes to Westlake



Update from the Club House



I want to thank everyone who supported the opening of this course this year. The clubhouse will continue to remain open from 3pm to 11pm for beverages based on customer traffic. Lynx will begin to remodel the kitchen during the winter months so that hot food will be available to order in the future. We are also still waiting on the state for our gaming license approval. Lynx clubhouse will be looking to add some social events through the next few months such as (Dart League, Euchre League, Trivia Night, Poker League, and a Joker Draw Jackpot) days and times to be determined. We will also be looking to have live music every other Saturday. Please continue to check our Facebook page for updates on the events. **Future HOT DATES: 12/9 Joker Draw \$650.00 (if not hit on 12/2), 12/10 - Music - Sophie Coyote 5pm - 8pm.**

What's new in our community (Continued)

Service Project Help Needed



Kylee Morton, a Westlake resident and a senior at Rockford Lutheran has been given an assignment to lead her own Christian Service project. Her project partner and she have decided to work with Carpenter's Place, a social services organization located in Rockford, to collect donations to help them prepare for the winter season. They are collecting lip balm, individual size lotion, individual tissue packets, cough drops, hand and foot warmers, foot powder, and disposable antibacterial bathing cloths. We'll be collecting donations until the 7th of December, and there will be a collection bin by the front porch of 4262 Westridge Drive. Let's help these students make this project a success!

Angel Tree



Westlake has once again partnered with Joe Musso to help make Christmas special for area families that are struggling. Joe has provided us with a list of families that could use a little Christmas magic. If you are able to share a little Christmas magic, please stop at the community center, and take a tag from the Angel Tree. The tag should indicate the name, age & clothing size for each of the children in the household for the family you have chosen. On the table, there is also a sign out sheet that we need to have the following information, your name, phone number and tag number. All gifts are to be wrapped & marked to indicate the family number you selected and dropped off at the Community Center by December 22 NO LATER than 3:00 pm! If you have any questions please contact Gina in the office at 815-335-4007.

Meter Replacement Information

The following letter was provided by Prairie Path Water Company "PPWC" regarding the meter replacement program.



November 22, 2022

Re: Meter Replacement Program - Westlake

Beginning earlier this year, Prairie Path Water Company ("PPWC") began a meter replacement program throughout Westlake Village, PPWC anticipates completion of the meter replacement program mid-late 2023. Because PPWC holds Operational and Service Excellence as a core value we have internal asset management programs and strategies which help drive programs like these. Water meters are a critical part of the water distribution network, and as such the asset management strategy for water meters is to replace them prior to failure. Many of the meters we are replacing are original to the home and are near their estimated useful life, therefore we have been phasing in the meter replacement program by targeting the oldest meters in the system for replacement first.

As we continue to replace water meters and as your water meter becomes nearer to replacement, we will mail a letter requesting you call in and schedule a meter replacement appointment with Rogers Hydrant Service or our own staff. It is possible your neighbor will receive a letter and you may not, this is likely due being in a different phase of the replacement program due to having a different meter age and different meter type.

At present there are multiple types of meters within Westlake Village, and we will be installing Neptune T-10 E-Coder R900i style meters across the entire system. These meters contain a radio and battery attachment which allows transmission of the meter-usage data over a radio network to our data collection systems and are Automated Metering Infrastructure ("AMI") compatible.

For more information go to: - <https://www.neptunetg.com/products/endpointsmius/e-coderr900i/>

PPWC is happy to announce we have recently completed an AMI propagation study which predicted the success of data transmission >95%. The benefits of being on an AMI network allow homeowners close to real-time monitoring of their water usage. PPWC is working towards making this plan a reality in 2023 and should allow homeowners the ability to access their meter-usage data via a web portal in one-hour intervals and receive customized alerts. We are hopeful these features can help you make data driven decisions about your water usage and provide you with some peace of mind when you are away from home.

Thank you for allowing us to be your community water and wastewater service provider. Should you have questions about the Meter Replacement Program or any other questions regarding your water and wastewater service, please reach out to us at (800) 831-2359.

October Month's Meeting Minutes

Westlake Village Master Homeowners Association Meeting

October 11, 2022

Minutes

Call to Order - 6:30pm

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

Management Team - Patrick (Tues) Gina (Office Manager)

Open Session - Questions were asked about Snow removal bids. Board was asked to consider new contractors. Shannon Koehler had mentioned digital signs for the entrances Eric had stated that stone option looks very nice.

Approval of the Agenda - Julie motion, Greg second

Approval of Board Meeting Minutes: Justin motion Greg second

Financial Statements & Reserves - The Financial Statements for September 2022 was reviewed resulting in a final Reserve Balance of 849,532.49 just a little under 850,000.00 Everything looks normal. Spending should be at or a little over budget. Collections were still low and manageable at a total of\$ 3,686.95.

Property Inspection Reports -

The monthly dam Inspection report for October was revisited. The office Manager contacted Adam from Dach fence. He will forward an updated quote along with a project timeline. This should solve our issue with rocks being thrown. Eric ask how often gates were tested, Tom stated monthly, and it is inspected 1-6months. Board motioned for bid approval. Julie motion Justin and eric second.

Office:

The office is on schedule and current with all paid assessments and ARC applications. We have received the bids for snow removal pool set up and running for the 2023 season. Collection Balance for third quarter ended at \$1,214.00 On what the office can collect on. At the attorney is \$2,472.95. which is still staying manageable. The office has had several conversions with Pec Road commission in reference to speeding. They have contacted the sheriff's department on our behalf, and they have put us on their route for added patrols. Also 6 new speed limit signs have been added inside the community. If we would like to add additional, we would have to cover that expense. They have offered to install them at no charge.

Violation Letters & Written Complaints -

There are 3 for the month of October letters were sent and issues were resolved no fines applied.

Commissions/Committees/Council:

Architectural Review Committee - 2 New application both Approved

Jim Klinger- Board Member, Paul Apsey, Jeff Upmann, Misty Craft, Kelly Pospischil

Kelly Pospischil

Community Center: Still taking rentals

Julie Nampel- Board President

Finance:

Collection still low budget is on track.

Jim Klinger -Treasurer

Grounds & Maintenance Commission

-Eric Moe had scheduled two meetings, where they had discussed the wetlands/pickleball courts and the cul-de-sacs. Setting aside money for the Community center for items such as the furnace. Dam controls replacing in 4yrs, Joint sealing the tennis courts to extend their life span. The parking lots and walking paths were also on the agenda, getting a 1-3yr plan in which these projects would need attention. We are currently on the waiting list for a contracted advisor firm to evaluate the reserves.

Eric Moe Board Member

Jim Klinger

Lake Management

— Walleye were added to the lake, WLV received our approval to apply for our permit for the dredging. We will still need to secure our state permit. The holding ponds will be used to hold the dredge and the dredger will give more input on how to dispose of it. All this is still in process. Helm had submitted a quote for installing a security keycard which would allow us to track the traffic of the boat ramp entrance. The quote did not include the installment of the gate also we would need to check on the electricity issue. Mike Lambert

Neighborhood Watch -

Guest speaker Frank Ingardona a retired city of Rockford police officer gave a presentation held at the Community Center.

Julie Nample Board Presedent-Shannon Koehler-Ed Stiltner

Pool Commission

Closed for the season

Julie Nampel- Board President

October Month's Meeting Minutes Continued

Social:

No report

Greg Schweighart-Board Member

Communications Committee/Villager- Please see attached page for their full report.

Greg Schweighart- Board Member Donna Heffren, Sharon Goldsand, Susan Weber,

Teresa Nickel, Jennifer Walling, and Mary Kielty

Old Business:

No Old Business

New Business:

Street parking/towing

Pec township will post towing signs at the entrances of WLV during the snow ordinance. Vehicles parked on the road blocking the plowing of the community will be towed at owner's expense.

Cart path- Hopefully by spring some of the repairs can start

Air B&B- This was opposed by the board

Halloween - Would be held Saturday October 29 from 4-7pm.

Boat dock security-Getting new stickers every year like we do our golf carts was discussed.

Meeting adjourned - 7:35pm

Executive Meeting

10/11/2022 Westlake Communications Committee Report to the Westlake HOA Board

The Communications Committee met on September 29th to make plans to create a new format for the Westlake Villager, Jennifer Walling and Teresa Nickell agreed to take on the task of creating the format. Mary Kielty agreed to head up the advertising effort.

Communications Committee is scheduled for Tuesday, October 25 Since then, Jennifer and Teresa have created a template and are planning November 1st They tell me that they are ready; they just need content. I would ask that anyone and everyone in Westlake provide content for our November issue and beyond. Any scout leaders or teachers in our schools are welcome to let Jennifer or Teresa know about activities or upcoming events. The "Women of Westlake" are encouraged to send an article or information on your doings. A recipe for Thanksgiving or a safety tip for a safe Thanksgiving would be appreciated. We can't think of everything ourselves so we hope the community will pitch in to provide content for the new Westlake Villager. The next meeting of the Communications Committee is scheduled for Tuesday, October 25 th at 6:30 pm at the Community Center and anyone who is interested in welcome to attend.

Mary Kielty and her committee are meeting on Wednesday, October 12th at 6:30 at the Community Center to plan our advertising campaign. Anyone who would like to assist in this effort is encouraged to come to this meeting or contact Mary Kielty.



From the kitchen of Donna Heffren:

Grandma's Hot Cocoa Mix Recipe

Ingredients

8 quart box (25.6oz) Dry Milk
16oz Nestle Nesquik chocolate milk powder
6oz plain powdered coffee creamer
1 pound powdered sugar
¼ cup cocoa powder

Directions

Mix all ingredients together in large container and store with tight fitting lid. **Makes enough mix for the whole season!**



November Month's Meeting Minutes

Westlake Village Master Homeowners Association Meeting

November 15, 2022

Minutes

Call to Order – 6:30pm

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

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

Open Session – Speaker Prairie Path President Justin Kersey and Lea Justin along with his business operation specialist Mike Miller and area manager Manda Matton provided a presentation to the residents explaining the four cores of their operation and gave a little background on Prairie Path. This included the approved rate increase back in December of 2021 and the disbursement of cost. Justin explained about the reason for the new meters being installed is to give a more accurate read also will be easier on residence to monitor their usage. Residents will eventually be able to access their information on a web platform, Justin has offered to comeback to Westlake in January or February and hold individual session with homeowners.

Approval of the Agenda – Julie motion, Greg second agenda approval.

Approval of Board Meeting Minutes: Julie motion. Eric second all minutes preapproved via email. Julie explained that going forward the board would approve the minutes prior to the meeting. Via email so that the monthly Board meeting minutes could be available in a more timely manner.

Financial Statements & Reserves - The Financial Statements for October were reviewed resulting in a final Reserve Balance of around 850,000. Nothing is out of budget.

Property Inspection Reports – November Dam Inspection report is not available at the time board meeting. Tom will do the inspection when he returns from vacation it will be available at the next meeting.

Office: The Office finished the 2023 directory and sent it to the printer. A copy of the residency file was sent to Patrick for the 2023 coupons. Collection is currently at \$3,609.59 that the office can collect, this amount is still very manageable. The office is focusing on all the end of year paperwork that will go out with the 2023 due coupons. The office has contacted Joe Musso in reference to the angel tree and he will be dropping off a list of families after thanksgiving, if anyone knows of a family within Westlake that might be in need of help for the holidays, please contact the office.

Violation Letters & Written Complaints – There was one violation for the month of November and a letter was sent. Issue was resolved no fines were given.

Commissions/Committees/Council:

Architectural Review Committee – No new ARC application at the time of meeting.

Jim Klinger-Board Member Paul Apsey, Jeff Upman, Misty Craft, Kelly Pospischil

Community Center - Meetings vs Rental- Julie explained that with so many committee meetings, that if someone wanted to rent the community center, this would take priority and the committee may be asked to reschedule.

Finance: Nothing was out of budget. Patrick will get with Jim to get balances of the CDs.

Grounds & Maintenance Commission – Julie had spoke to Jim before the meeting and was updated on the installment of the picnic tables down at the park. They should be completed within the next week or so weather permitting.

Lake Management – 1,000 walleyes were added to the lake Mike gave an update on the dredging, The company he would prefer is not available at this time. The committee has received two bids one for \$172,000. The other \$345,000. Mike would like to wait on accepting a bid until he gets a little more information on why the huge difference between the bids. Julie asked if they needed anything before the next board meeting if so, Mike could get in touch with the board for a vote/decision on the bids. Mike Lambert

Neighborhood Watch – Miss Carley's meet with residents and brought around five tables of donations. She answered questions and explained what the charity does for communities. Julie Nampel- Board Member, Shannon Koehler, Ed Stiltner

Pool Commission – Pool officially closed

Social/Events – Billy Craft will be doing the Santa ride. He is available on December 10th more information will be announced. Greg would like to have the Christmas light competition the office will send him more information. Greg Schweighart-Board Member

Communications Committee / Villager- Please see attached Greg Schweighart-Board Member Donna Heffern, Sharon Goldsand, Susan Weber, Teresa Nickell, Jennifer Walling, Mary Kielty

November Month's Meeting Minutes Continued

Red Book - Update by Julie Nampel-Board Member

Old Business: No Old Business

New Business: *2023 Proposed Budget-Julie motion to approve the proposed budget with the revision of adding the Villager income and expenses as a line item. Patrick stated it had to be 60day from the proposed posting date. Julie stated that the board will look into the date and set up meeting to approve.

***Land acquisition** - There is a tiny piece of land over by the wetlands that was still owned by AC Johnson. They did a quick claim deed to give ownership of this piece of property to Westlake.

*** Food Trucks-** Julie had asked if the community would still like to have food trucks next season- the residents said they do enjoy the foods truck and would like more of a variety.

*** December Meeting-** The Board discussed not having a December Board meeting. If there is an issue that comes up or if Lake committee needed something they could always call a meeting or do any approvals via email.

***Snowbirds-** It is very important that snowbirds turn in their form, this is to go to Gills and Patrick to make sure they are getting credit for the garbage being stopped during that time. The snowbird form is a yearly form that needs to be updated by the resident

Meeting adjourned – 7:45pm

Executive Meeting

Pecatonica Schools Important Dates

December	February	April
December 7 – 1:45 Dismissal	February 1 – 1:45 Dismissal	April 5 – 1:45 Dismissal
December 9 – SIP Day - 11:15 Dismissal	February 15 – 1:45 Dismissal	April 7 – Good Friday - No School
December 20, 21, 22 – High School Finals	February 17 – SIP Day - 11:15 Dismissal	April 19 – 1:45 Dismissal
December 22 – End of 2nd Qtr./1:45 Dismissal	February 20 – Presidents' Day - No School	May
December 23-30 – Winter Break - No School	March	May 3 – 1:45 Dismissal
January	March 1 – 1:45 Dismissal	May 12 – SIP Day - 11:15 Dismissal
January 2-3 – Winter Break - No School	March 10 – End of 3rd Qtr./ 1:45 Dismissal	May 17 – 1:45 Dismissal
January 4 – Institute Day	March 17 – 1:45 Dismissal	May 21 – High School Graduation 1:00pm
January 16 – MLK Jr. Day - No School	March 20-24 – Spring Break	May 23, 24, 25 – High School Finals
January 18 – 1:45 Dismissal		May 25 – End of 4th Qtr./ 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)

Next HOA Meeting January 10th

The board met this morning, December 3rd and approved the 2023 budget. There will not be another meeting this month. Any questions or concerns, please contact the office or President Julie Nampel



Budget vs. Actual as of November 30th

WWESTLAKE 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	Nov 2022 YTD Actual	Budget Remaning
Lake Lots	\$ 91,096.00	\$ 92,020.70	-924.7
Golf/Bay View	\$ 109,624.00	\$ 111,780.48	-2,156.48
Countryside/Meadow View	\$ 164,436.00	\$ 164,433.00	3
Townhome & Condo Units	\$ 39,372.00	\$ 40,324.14	-952.14
Bay Piers	\$ 1,800.00	\$ 1,800.00	0
Cul-de-Sacs	\$ 13,920.00	\$ 14,057.79	-137.79
Garbage Fee	\$ 94,980.00	\$ 100,231.66	-5,251.66
Rent - Boat Docks	\$ 3,000.00	\$ 2,450.00	550
Rent - Community Center	\$ 6,750.00	\$ 6,225.00	525
Golf Cart Fees	\$ 200.00	\$ 825.00	-625
Miscellaneous Income	\$ 1,500.00	\$ 820.10	679.9
Interest Income	\$ 50.00	\$ 78.64	-28.64
Interest Income - Reserve Fund	\$ 7,500.00	\$ 4,013.71	3,486.29
Late Fee Income	\$ 3,500.00	\$ 5,950.00	-2,450.00
Fines and Penalties Assessed	\$ 500.00	\$ 300.00	200
Recreational/Social Income	\$ 200.00	\$ -	200
Total Revenue:	\$ 538,428.00	\$ 545,310.22	\$ (6,882.22)
Administrative Expenses:	2022 Budget	Nov 2022 YTD Actual	Budget Remaning
Wages	\$ 50,000.00	\$ 40,344.04	9,655.96
Payroll Taxes - SS and Medicare	\$ 3,825.00	\$ 3,094.77	730.23
Payroll Taxes - SUTA and FUTA	\$ 402.00	\$ 227.18	174.82
Liability Insurance	\$ 14,500.00	\$ 14,761.00	-261
Bad Debts	\$ 1,500.00	\$ (61.50)	1,561.50
Office Supplies	\$ 7,000.00	\$ 7,888.89	-888.89
Copier Expense	\$ 1,350.00	\$ 693.93	656.07
Postage	\$ 1,000.00	\$ 783.50	216.5
Dues and Subscriptions	\$ 500.00	\$ 410.00	90
Conferences & Seminars	\$ 250.00	\$ -	250
Bank Service Charges	\$ 360.00	\$ 300.00	60
Legal Expense - Non-recurring	\$ 2,500.00	\$ 704.75	1,795.25
Accounting Services - Non-recurring	\$ 24,000.00	\$ 14,405.00	9,595.00
Total Administrative Expenses	\$ 107,187.00	\$ 83,551.56	\$ 83,551.56
Operating Expenses:	2022 Budget	Nov 2022 YTD Actual	Budget Remaning
Landscaping	\$ 35,000.00	\$ 20,499.20	14,500.80
Mowing & Fertilization	\$ 35,000.00	\$ 36,501.03	-1,501.03
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	\$ 4,900.00	600.00
Signage	\$ 10,000.00	\$ 234.14	9,765.86
Golf Cart Expense	\$ 800.00	\$ 1,283.00	-483
Community Center	\$ 4,000.00	\$ 16,826.29	-12,826.29
Pool and Pool House	\$ 55,000.00	\$ 49,519.72	5,480.28
Beaches	\$ 4,000.00	\$ 3,185.24	814.76
			<i>continued next page</i>

Budget vs Actual (continued)

Operating Expenses:	2022 Budget	Nov. 2022 YTD Actual	Budget Remaning
Gazebos	\$ 500.00	\$ -	500
Playground Maintenance	\$ 1,500.00	\$ 2,892.03	-1,392.03
Tennis Courts	\$ 1,500.00	\$ 1,303.65	196.35
Basketball Courts	\$ 1,500.00	\$ 1,130.80	369.2
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	\$ 5,353.90	9,146.10
Treatments and Monitoring	\$ 26,000.00	\$ (90.00)	26,090.00
Dam	\$ 1,000.00	\$ 2,276.17	-1,276.17
Wetlands	\$ 5,000.00	\$ 3,240.00	1,760.00
Conferences, Associations, Dues	\$ 100.00	\$ -	100
Lake Projects	\$ 3,000.00	\$ 3,653.42	-653.42
Electricity	\$ 6,250.00	\$ 7,965.46	-1,715.46
Telephone	\$ 4,000.00	\$ 3,588.04	411.96
Heating/Gas	\$ 4,500.00	\$ 4,603.62	-103.62
Water & Sewer	\$ 7,500.00	\$ 3,471.57	4,028.43
Garbage Collection	\$ 96,920.00	\$ 83,672.85	13,247.15
Website	\$ 1,500.00	\$ 1,138.50	361.5
Recreational/Social Other	\$ 8,000.00	\$ 8,459.44	-459.44
Recreational/Social Specific	\$ 200.00	\$ -	200
Neighborhood Watch Committee	\$ 400.00	\$ 61.28	338.72
Total Operating Expenses	\$ 377,170.00	\$ 359,556.02	17,613.98
Capital Improvements	2022 Budget	Nov 2022 Actual	YTD 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
Total Improvements	\$ 26,750.00	\$ -	\$ 26,750.00
Reserves:	2022 Budget	Nov. 2022 YTD Actual	Budget Remaning
Federal and State Income Tax	\$ 5,000.00	\$ 4,871.16	\$ 128.84
Common Area Assets	\$ 22,321.00	\$ 4,013.71	\$ 18,307.29
Total Reserves:			
TOTAL EXPENSES	\$ 538,428.00	\$ 451,992.45	\$ 86,435.55
SURPLUS (DEFICIT)	\$ -	\$ 93,317.77	\$ (93,317.77)
Westlake Village Master Homeowners Association 2022 Cash Report			
GENERAL CHECKING ACCOUNT			Totals by Category
		<u>Amount</u>	<u>Category</u>
Beginning Checking Account Balance, September 30, 2022		\$ 52,363.61	
Activity			
September Cash Disbursements:			
Ending Checking Account Balance, October 31, 2022		\$ 108,562.01	
REPLACEMENT RESERVE FUND			
REPLACEMENT RESERVE FUND			
September 30, 2022 balance		\$ 849,532.41	
Transfer from Operating to Replacement Fund		\$ -	
Interest Income		\$ 315.36	
Replacement Fund balance, October 31, 2022		\$ 849,847.77	

Approved 2023 Budget

WESTLAKE VILLAGE MASTER ASSOCIATION BUDGET

WLV Master HOA Operating Budget for 2023

		Actual	Actual	2023			2023
Association Fee Per Month:		2021	2022	2023			2023
		Monthly	Monthly	Monthly	Increase		QUARTERLY
		Dues/Fees	Dues/Fees	Dues/Fees	Per Month		Dues/Fees
		\$ 64.00	\$ 64.33	\$ 73.37	\$ 9.34	14.51%	\$ 221.00
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		2023		Budget
			Budget		Budget		Difference
Revenues:							
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		\$ -
Villager Advertising Income			\$ -		\$ 500.00		\$ 500.00
Recreational/Social Income			\$ 200.00		\$ 200.00		\$ -
Total Revenue			\$ 538,428.00		\$ 606,664.00		\$ 68,236.00
Administrative Expenses:							
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		\$ -
Total Administrative Expenses			\$ 107,187.00		\$ 114,743.00		\$ 7,556.00

continued next page

Approved 2023 Budget (continued)

				2022 Budget		2023 Budget		Budget Difference	
Operating Expenses:									
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				\$ -		\$ 500.00		\$ 500.00	
Recreational/Social Other				\$ 8,000.00		\$ 8,000.00		\$ -	
Recreational/Social Specific				\$ 200.00		\$ 200.00		\$ -	
Neighborhood Watch Committee				\$ 400.00		\$ 400.00		\$ -	
Total Operating Expenses				\$ 377,170.00		\$ 737,849.00		\$ 360,679.00	
Capital Improvements									
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	
Total Capital Improvements				\$ 26,750.00		\$ 14,000.00		\$ (12,750.00)	
Reserves:									
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)	
Total Reserves				\$ 27,321.00		\$ (259,928.00)		\$ 287,249.00	
TOTAL EXPENSES 538,428 606,164 67,736				\$ 538,428.00		\$ 606,664.00		\$ 68,236.00	
SURPLUS (DEFICIT)				\$ -		\$ -		\$ -	

***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

Westlake Village Informational page

WLW OFFICE	WLW BOARD	OUR ELECTED OFFICIALS
WLW 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	President: Julie Nampel janampel@hotmail.com Secretary: Eric Moe moeman4462@gmail.com Treasurer: Jim Klinger milkman50@comcast.net Greg Schweighart gschweighart@pekininsurance.com Justin Jones jonesadvisor13@gmail.com	IL Senator Brian W. Stewart (R) 815-284-0045 IL Representative Andrew S. Chesney (R) 815-232-0774
Address: 3677 Westlake Village Drive Winnebago, IL 61088 Phone: 815-335-4007		Senator Richard J. Durbin (D) 202-224-2152 Senator Tammy Duckworth (D) 202-224-2854 Representative Adam Kinzinger (R) 202-225-3635
E-mail: wlvemail@comcast.net wlvmanager@wlvhoa.com	County Board Rep Aaron Booker (R) C: 815-520-3210	Representative Darrin Hood (R) 202-225-6201

USEFUL PHONE NUMBERS

Pecatonica Elementary: 815-239-2550	ComEd: 800-334-7661 (emergency)	Village Of Winnebago: 815-335-2020
Pecatonica Middle School: 815-239-2612	ComEd: 800-334-7661 (cust svcs 7am to 7 pm)	Winnebago non-emergency: 815-282-2600
Pecatonica High School: 815-239-2611	Nicor: 888-642-6748 (emergency)	PSB Front Desk: 815-319-6300
Pecatonica District Office: 815-239-1639	Nicor: 888-642-6748 (cust svcs 7am to 6pm)	Auto Theft Unit: 815-977-5001
Pecatonica Pharmacy: 815-239-1200	JULIE: 811 or 800-892-0123	Vehicle Impound: 815-319-6170
Topway: 815-239-2505	Prairie Path Water Co: 800-831-2359 (emrgcy)	States Attorney: 815-319-4700
Sullivans: 815-335-1501	Prairie Path Water Co: 855-270-3592 (pymts)	Lynx Golf Course: 815-335-4031
Snyders Pharmacy: 815-335-3535	Village Of Pecatonica: 815-239-2310	

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. Payments may be made online through the HOA Website. Or mail it to WLW HOA, P.O. BOX 10095, Loves Park, IL 61032. Or drop it off in the association's mailbox at 3677 Westlake Village Drive or use the Drop Box on the wall just inside the door of the Community Center. Payments can also 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.



The Villager

The new version of the Villager has been brought to you by Sharon Goldsand, Donna Heffern, Val Jewell, Mary Kielty, Sara Maina, Julie Nampel, Greg Schweighart, Teresa Nickell, Nancy Peistrup, Jennifer Walling, Nancy Mandell 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.

