

January 1, 2023

Winnebago, IL

What's new in our community and reminders

"May we live each page with more meaning by touching people's lives each day, Happy New Year 2023." ~ unknown

WINNERS OF THE CHRISTMAS LIGHTING CONTEST

Congratulations!

1st Place:

Roger and Marlene Hackman
12794 Edgewater Pointe



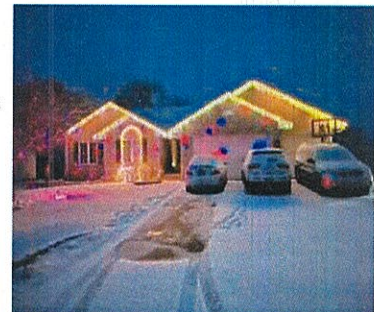
2nd Place:

Joseph and Judith Buffo
12323 Meadow Drive



3rd Place:

David and Susan Tworek
13105 Springhill Drive



SNOW ORDINANCE

Remember there is a snow ordinance in effect for the village roads. DO NOT park your vehicle or trailer on the street. If you have something that is obstructing the plows from removing snow, or salting the streets, it is subject to being towed at the owners expense. If you're looking for additional information on the snow ordinance, there are signs posted at each WLV entrance or you can call the office at 815-335-4007.



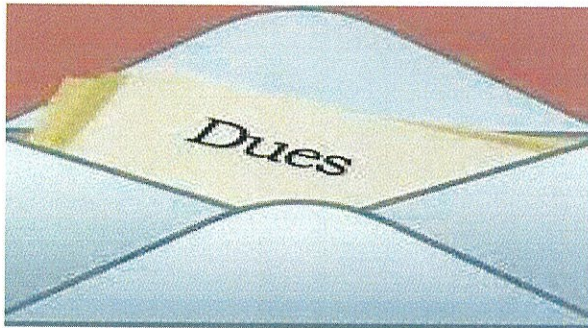
PLEASE DRIVE THE SPEED LIMIT ~ 25 MPH



Watch for pedestrians everywhere.
Always stop for pedestrians in the crosswalk or where pedestrian crosswalk signs are posted.
Be prepared to stop when turning or otherwise entering a crosswalk.
Never drive under the influence of alcohol and/or drugs.
Follow the speed limit and slow down around pedestrians.
Stay focused and slow down where children may be present, like school zones and neighborhoods.

What's new in our community and reminders (Continued)

2023 Dues Coupon Slips



The coupon slips for the 2023 dues have been mailed out. Please review your slips for any mistakes and let Gina know right away if you need yours reprinted. You will also notice that there was an increase in dues this year. If you have any questions regarding this increase, you can refer to either of the last two Villagers. Both have the purposed budget and the approved budget for your review. If you still have questions or concerns regarding this increase or you have not received your coupon slips, please contact the office at 815-335-4007.

Information on land acquisition

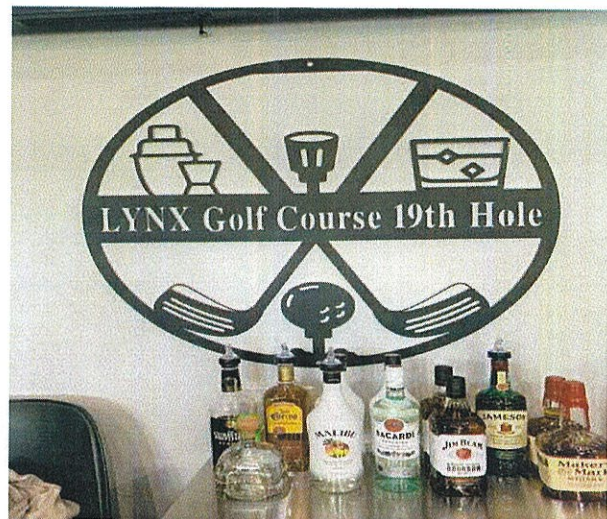


In early November AC Johnson notified the board of a three acre parcel of land in the very southwest corner of the wetlands that had never been transferred to WLW. At no cost to the HOA, this parcel of land was deeded over to WLW at the end of November with a quitclaim deed.

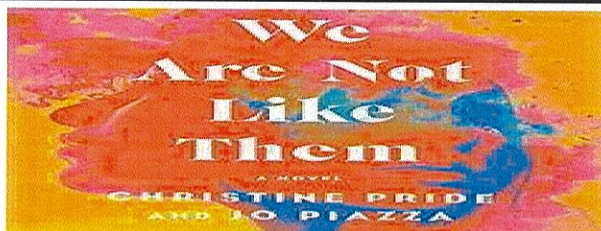
Golf Course and Club house Information

Below is a facebook post from Steve Leathers, owner of Lynx Gold Course dated 12/29

Lynx Golf Course would like to wish everyone a happy new year. I would like to thank everyone who helped support the opening of Lynx at Westlake this past year. Just as most business owners, year one with a huge investment is a struggle. I am extremely excited to see what is in store in 2023. I am sad to inform everyone that Lynx clubhouse will shut down for the remaining of the winter season starting on 1/7/23. Without slots and food, the clubhouse can't operate with the traffic it has experienced since golf ended. I am grateful of the regulars who continue to support Lynx each day/week. During the weeks of closure, Lynx will concentrate remodeling the kitchen to be able to provide food to customers. I will continue to update everyone over the next few weeks if anything should change. We will consider opening for Super Bowl Sunday if there is enough interest. Feel free to message me for any questions or concerns. The joker draw will continue when the clubhouse opens back up in March if not drawn the next two Fridays.




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. In January we will meet on Thursday, January 12th when we will be discussing **We Are Not Like Them** by Christine Pride and Jo Piazza. Everyone is welcome whether or not they have had a chance to read the book. Any questions about the group, please call Sharon Goldsand at 815-997-2609

Christmas Around the Village



St. 
Jude's
Ranch for Children
A Community of Hope

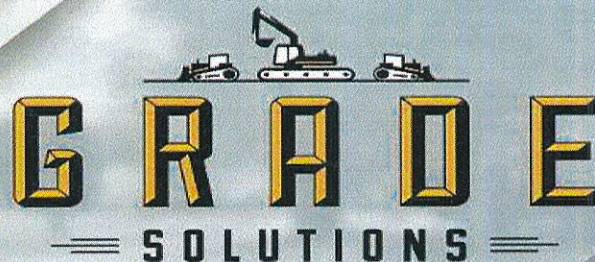
Recycle your old Cards

Are you looking for something to do with your Christmas cards? How about donating them?

You can send your old cards to:

St. Jude's Ranch for Children, 100 St. Jude's St., Boulder City, NV 89005

They will accept the fronts of your recycled cards (except for Hallmark, American Greetings and Disney which they are unable to accept due to copyright laws). They will also accept new cards (any occasion) with or without the envelopes. Please do not send cards promoting other charitable organizations. If you have any questions, please call 702-294-7100.



Water Management - Site Development - Road Construction

GradeSolutionsLLC.com
815.209.9675

December Month's Meeting Minutes

Westlake Village Master Homeowners Association Meeting
December 3, 2022
Minutes

Call to Order - 9:15am

Board of Directors in Attendance-

Julie Nampel, Greg Schweighart, Jim Klinger and Justin Jones Excused Eric Moe

Management Team -

Patrick (Tures) Gina (Office Manager) Excused

Open Session -

Lake committee representative was present and questioned what will be approved for the 2023. Assured dredging will be approved and depending on final costs more of the requested projects may be approved. Since final bids are still in pending difficult to answer at this point. More to come once bid is finalized and approved.

Agenda - Approval of the 2023 budget

Approval of Board Meeting Agenda-Julie called for motion to approve the 2023 budget-Justin motioned for such with second by Greg. Motion carried-2023 budget approved.

Meeting adjourned - No other items brought forth-meeting adjourned 9:35



Inquiring minds

Let us know what you think. If you missed the facebook poll asking what you would like to see in future issues of The Villager, you can email us at wlvillager@comcast.net.

KANG
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Budget vs. Actual as of November 30th

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	Dec 2022 YTD Actual	Budget Remaning
Lake Lots	\$ 91,096.00	\$ 92,020.70	-924.7
Golf/Bay View	\$ 109,624.00	\$ 111,868.59	-2,244.59
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	\$ 100,004.53	-5,024.53
Rent - Boat Docks	\$ 3,000.00	\$ 2,450.00	550
Rent - Community Center	\$ 6,750.00	\$ 6,825.00	-75
Golf Cart Fees	\$ 200.00	\$ 825.00	-625
Villager Advertising Income	\$ -	\$ 100.00	-100
Miscellaneous Income	\$ 1,500.00	\$ 820.10	679.9
Interest Income	\$ 50.00	\$ 91.11	-41.11
Interest Income - Reserve Fund	\$ 7,500.00	\$ 4,304.12	3,195.88
Late Fee Income	\$ 3,500.00	\$ 5,650.00	-2,150.00
Fines and Penalties Assessed	\$ 500.00	\$ 300.00	200
Recreational/Social Income	\$ 200.00	\$ -	200
Total Revenue:	\$ 538,428.00	\$ 545,874.08	\$ (7,446.08)

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Membership Drive 2023

175/Year **Benefit:**

20%-45% savings on office fees for all other services Exam, 6 intraoral x-rays and 2 cleanings

**Membership Drive
Ends
Feb. 28 2023**

Registration Opens for New Students Feb. 1st, 2023



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528 Washington Street
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Outdoor Play Area

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PecatonicaPreschool@gmail.com
www.pecpreschool.com
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Budget vs Actual (continued)

Administrative Expenses:	2022 Budget	Dec 2022 YTD Actual	Budget Remaning
Wages	\$ 50,000.00	\$ 43,566.04	6,433.96
Payroll Taxes - SS and Medicare	\$ 3,825.00	\$ 3,341.25	483.75
Payroll Taxes - SUTA and FUTA	\$ 402.00	\$ 229.39	172.61
Liability Insurance	\$ 14,500.00	\$ 14,761.00	-261
Bad Debts	\$ 1,500.00	\$ (61.50)	1,561.50
Office Supplies	\$ 7,000.00	\$ 8,277.49	-1,277.49
Copier Expense	\$ 1,350.00	\$ 772.26	577.74
Postage	\$ 1,000.00	\$ 901.49	98.51
Dues and Subscriptions	\$ 500.00	\$ 410.00	90
Conferences & Seminars	\$ 250.00	\$ -	250
Bank Service Charges	\$ 360.00	\$ 332.50	27.5
Legal Expense - Non-recurring	\$ 2,500.00	\$ 704.75	1,795.25
Accounting Services - Non-recurring	\$ 24,000.00	\$ 16,080.00	7,920.00
Total Administrative Expenses	\$ 107,187.00	\$ 89,314.67	\$ 17,872.33

Operating Expenses:	2022 Budget	Dec 2022 YTD Actual	Budget Remaning
Landscaping	\$ 35,000.00	\$ 22,724.20	12,275.80
Mowing & Fertilization	\$ 35,000.00	\$ 43,370.53	-8,370.53
Irrigation	\$ 2,500.00	\$ 2,315.51	184.49
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
Signage	\$ 10,000.00	\$ 354.74	9,645.26
Golf Cart Expense	\$ 800.00	\$ 1,283.00	-483
Community Center	\$ 4,000.00	\$ 17,126.29	-13,126.29
Pool and Pool House	\$ 55,000.00	\$ 49,519.72	5,480.28
Beaches	\$ 4,000.00	\$ 3,185.24	814.76

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OFFICE: 1.815.637.0125
CELL: 1.815.670.4129
FAX: 1.815.282.2268
EMAIL: mfiorello@GoGambino.com



Mark Fiorello
BROKER

3815 N. Mulford Rd
Rockford, IL 61114

gambino
REALTORS

GoGambino.com

Budget vs Actual (continued)

Operating Expenses:	2022 Budget	Dec 2022 Actual	YTD	Budget Remaining
Gazebos	\$ 500.00	\$ -		500
Playground Maintenance	\$ 1,500.00	\$ 6,997.03		-5,497.03
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	\$ 12,362.17		-11,362.17
Wetlands	\$ 5,000.00	\$ 5,810.56		-810.56
Conferences, Associations, Dues	\$ 100.00	\$ -		100
Lake Projects	\$ 3,000.00	\$ 3,653.42		-653.42
Electricity	\$ 6,250.00	\$ 9,144.83		-2,894.83
Telephone	\$ 4,000.00	\$ 4,009.17		-9.17
Heating/Gas	\$ 4,500.00	\$ 4,799.08		-299.08
Water & Sewer	\$ 7,500.00	\$ 3,811.19		3,688.81
Garbage Collection	\$ 96,920.00	\$ 92,141.21		4,778.79
Website	\$ 1,500.00	\$ 1,255.50		244.5
Villager Production	\$ -	\$ 25.65		-25.65
Recreational/Social Other	\$ 8,000.00	\$ 8,459.44		-459.44
Recreational/Social Specific	\$ 200.00	\$ -		200
Neighborhood Watch Committee	\$ 400.00	\$ 81.26		318.74
Total Operating Expenses	\$ 377,170.00	\$ 396,912.25		(19,742.25)

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Dr. Daniel Prill

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Budget vs Actual (continued)

Capital Improvements	2022 Budget	Dec 2022 Actual	YTD	Budget Remaining
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	Dec 2022 Actual	YTD	Budget Remaining
Federal and State Income Tax	\$ 5,000.00	\$ 4,862.78	\$	137.22
Common Area Assets	\$ 22,321.00	\$ 4,304.12	\$	18,016.88
Total Reserves:	\$ 27,321.00	\$ 9,166.90	\$	18,154.10
TOTAL EXPENSES	\$ 538,428.00	\$ 495,393.82	\$	43,034.18
SURPLUS (DEFICIT)	\$ -	\$ 50,480.26	\$	(50,480.26)

Westlake Village Master Homeowners Association 2022 Cash Report

GENERAL CHECKING ACCOUNT

	Amount	Totals by Category
Beginning Checking Account Balance,	\$ 108,562.01	
Activity		
September Cash Disbursements:		
Ending Checking Account Balance,	\$ 75,037.43	

REPLACEMENT RESERVE FUND

REPLACEMENT RESERVE FUND


October 31, 2022 balance	\$ 849,847.77
Transfer from Operating to Replacement Fund	\$ -
Interest Income	\$ 290.41
Replacement Fund balance	\$ 850,138.18

Hi Neighbor!
We've got a special offer just for you!

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

**\$3 off a haircut
OR
20% off products**

offer expires January 1, 2024
CODE: neighbor3 or neighbor20



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www.AllAmericanCleaningInc.com

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Head Detailer

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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
Secretary: Eric Moe
moeman4462@gmail.com
Treasurer: Jim Klinger
milkman50@comcast.net
Greg Schweighart
gschweighart@pekininsurance.com
Justin Jones
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 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

BABYSITTERS

Paige Lender is available.

You can reach her at 815-209-6288
(phone # is for Paige's mom, Kelly)



Ella Vanderheyden is available.

Contact Ella at 815-454-3057

Pecatonica Schools Important Dates

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

*N/S = No School