



February 1, 2023

Winnebago, IL

What's new in our community and reminders

Prairie Path Water Company will be here 2/28 5:00 - 7:00 pm

Date: February 28th, 2023

Time: 5:00-7:00 PM

Address: 3677 Westlake Village Dr, Winnebago, IL 61088

Please join the Prairie Path Water Company for a customer workshop meeting on February 28th. This Customer workshop will be held at the Westlake Village Community Center, from 5:00 – 7:00 PM and will be a drop-in style meeting. They will have local operators and leadership available to answer your questions on water quality, upcoming and current projects, rates, billing, and general operations.

For inquiries call (800) 831-2359



How to Start a Group in Westlake



Residents in Westlake have asked how they can start a group or class in our community. The Community Center is available for use by any WLV resident interested in starting a group/class such as Quilting, Yoga, Bridge, etc.

How it Works:



Use of the Community Center is available at no charge for groups/classes that are open to all WLV residents.



A rental request form with the date(s), time(s) and the purpose for the group/class needs to be submitted to the office. (form can be obtained from office or WLV website).



An HOA administrator will review the request, verify the centers availability and approve if there are no conflicts.



All groups are expected to leave the Community Center clean, remove any trash created and stack all chairs as they were found.



Groups/classes that meet in the Community Center and are open to all residents are welcome to advertise in the monthly WLV Villager newsletter.

Don't Miss Out on the Discussion of This Mystery-Thriller

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. Each month one person serves as the discussion facilitator who may elect to provide a light snack (optional). Participants may bring a beverage of their choice.

Our next discussion is Thursday, February 9th. The book is Laura Dave's 2021 mystery-thriller, *The Last Thing He Told Me*. Everyone is welcome whether or not the book was read. Please contact Sharon Goldsand at 815-997-2609 with any questions.



What's new in our community and reminders continued



All that's missing is U!

WLV Needs U!

The WLV board is looking for a new Neighborhood Watch chairperson. If you enjoy getting to know your neighbors this may be the perfect volunteer opportunity for you. Together with other neighbors and local law enforcement residents discuss and plan potential solutions to address the neighborhood's health, safety and crime prevention. It's a great way to bring neighbors together, which enhances everyone's safety in the neighborhood. Please contact a board member today for further information.

We would like to give a BIG thank you to Shannon Koehler, one of Westlake's valued residents, who recently stepped down as chairperson of the Neighborhood Watch committee. Shannon has been a great asset and the programs and information she has brought to the neighborhood are invaluable. Thank you Shannon!

Do you have extra time? Do you have a hidden talent you would like to share with fellow Villagers? As we start a new year Westlake Village needs you for various committees and commissions. For specific opportunities, PLEASE contact a board member or Gina in the office.

Minutes for Lake Commission Meeting January 2, 2023

Dredging Update:

Frentress Lake Marine Inc has been selected for this years dredging project. We should see equipment start to show up on site in early February. It is estimated to take approximately 6-8 weeks to complete this first phase. In the fall after the dredged material has de-watered, it will be excavated and spread on neighboring farm fields.

South Dam in wetlands:

The beavers have been very busy this season and caused a significant blockage at the south dam. Update: One Saturday morning Laverne Weber, Bryan Hutting and Mike Lambert joined forces to clear the blockage. This must be done to return the south end to normal levels for dredging. We were able to clear some of the build up but by Sunday morning the beaver crew had made significant progress in their rebuilding process. We are going to regroup and try some different equipment.

Boat registration requirements:

A commission member has suggested an overhaul of the current registration system with the intent to better control un-authorized use of the lake. Some items discussed were: Temporary permits - how many were issued last year? Adding a fee? Insurance requirements? Displaying lot numbers on trailers? Requiring registration every year? We will attempt to have proposed changes to present to the Board soon.

Weed Control:

We are looking at the option of purchasing or leasing a mechanical harvester or contracting with someone to cut weeds vs chemical treatment. LaVerne Weber will be investigating.

Gate for boat ramp:

This will be handled by the grounds commission.

New signage:

We will be adding a few signs: no trespassing/no fishing signs in the Wetlands and residents use only in the boat launch and fishing areas.



January Meeting Minutes

Westlake Village Master Homeowners Association Meeting

January 10, 2023

Minutes

Call to Order	6:40 PM
Board of Directors in Attendance	Julie Nampel, Greg Schweighart, Eric Moe. And Jim Klinger. Excused Justin Jones
Management Team -	Patrick (Tues) Gina (Office Manager)
Open Session-	Residents are concerned with the issues going on within the village speeding/property damage. The board assured the residents that they are aware of the concerns and as an HOA they are being addressed.
Approval of the Agenda	Julie motion, Greg second agenda approval.
Approval of Board Meeting Minutes:	Minutes were approved Via email and posted on the HOA website. December Meeting was for Approval of 2023 budget.
Financial Statements & Reserves	The Financial Statements in December were reviewed resulting in a final replacement reserve Balance of \$852,325.81. Balance checking \$98,383.99 surplus of \$25,504.03 as 12/31/2022 Jim motion to move back into reserve Julie second all approved. This brings the final year end reserve fund to \$877,829.84.
Property Inspection Reports	Dam Reports: December 2022 and January 2023 were presented, everything looked good. The fencing at the dam has been completed.
Office:	The office focused on getting all end of year coupons out before December 15th. At end of year total for collection was \$909.00 in office. \$3027.95 at attorney office and \$1,650.00 In fines. We have ordered renewal stickers for golf carts and pool passes. I have been scanning all 2022 documents invoices/bank deposit and saving to flash drives.
Violation Letters & Written Complaints	There were 3 violations in the month of December with a total of \$1650.00 in fines.

Commissions/Committees/Council:

Architectural Review Committee	We had a total of two new Arc application in December 2022 one approved the other is still waiting for all the information needed for new build. Overall total applications for the year of 2022 were 30. Jim Klinger-Board Member Paul Apsy, Jeff Upman, Misty Craft, Kelly Pospischil
Community Center:	Working on spring and summer rentals. We will be cleaning out the storage closet and organizing before spring. The center needs a little touch up on the paint in certain areas. Which Jim stated that we should look into painting the entire Community center. If WLV committees would like to hold a meeting at the center, they need to contact the office with their schedules.
Finance	In 2023 six CDs will be coming due. We need to move those to long term 27month for better interest.
Grounds & Maintenance Commission	The new picnic tables have been installed. They will come in the spring to finish the landscaping around them.
Lake Management	There seems to be a beaver issue in the wetlands. Setting traps and relocating the beaver and removing the tree saplings around the lake should help with that. Mike Lambert
Neighborhood Watch	Neighborhood Watch - No report given. Julie Nampel- Board Member Shannon Koehler, Ed Stiltner
Pool Commission	Pool officially closed.
Social/Events -	Greg thanked everyone involved in the Santa ride he said the children really enjoyed it. Westlake Village once again came together for the angel tree. 13 families were adopted for Christmas. Greg Schweighart-Board Member

January Meeting Minutes Continued

Communications Committee/Villager - We have now published three issues of the Westlake Villager and they appear to be well received. The advertising committee headed up by Mary Kielty has sold \$1,075 in ads, which is sufficient to cover the cost of printing and mailing the Villager to those who are not able to print it themselves. We encourage Westlake residents to send in articles and pictures to wlvillager@comcast.net. This is a great way to keep everyone informed of the goings on in the community. The committee will be meeting on Wednesday, January 18th at 6:30 pm at the Community Center. Greg Schweighart-Board Member, Donna Heffern, Sharon Goldsand, Susan Weber, Jennifer Walling, Mary Kielty, Val Jewell, Nancy Peistrup and Nancy Mandell.

Red Book Julie will be trying to schedule a meeting. Julie Nampel-Board Member

Old Business:

Lake dredging The dredging process should start mid-February-March. Dredging will occur at the footbridge to smith road.

Lighting contest winners-
1st Place Roger & Marlene Hackman 12794 Edgewater Pointe.
2nd Place Joseph & Judith Buffo 12323 Meadow Dr.
3rd Place David & Susan Tworek 13105 Springhill Drive.

New Business:

Snow Plowing question/ concerns - The first snow with the new company had a few issues they were addressed with the contractor.

Cameras down at the Common area- Discussion on need to install cameras down by common area and installing a light down at the beach. Will seek bids.

Dates of WLV beach parties- Westlake Beach party will be July 1st and August 19th.

Eric Presented Discussions of Solar panels for the community center. Eric would like to schedule a meeting with them to investigate advantages of tax credits and cost/versus the saving. Julie motion Greg 2nd, all agreed to look into it.

Meeting adjourned 8:20 PM
Executive Meeting



No job too small,
No job too big,
We can do it all!
Call or Text today
(779) 200-1625
Free estimate!
Specializing in bathroom &
kitchen remodels.

KANG
TUTORING & ACADEMIC
SERVICES

PASSIO

GLAREA

PATIENTIAM OPERATUR

Private Tutor with seventeen years of experience
Prepare students for ACT and SAT exams
Assist students in Math, Physics, or Chemistry
Licensed high school and middle school math teacher
Bachelors of Science in Electrical Engineering
Masters of Business Administration
Masters of Science in Education
Contact: Peter Kang 312-305-1318
Kang.Math@gmail.com

Budget vs Actual

WESTLAKE VILLAGE MASTER ASSOCIATION BUDGET TO ACTUAL BUDGET YEAR

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	\$92,204.50	-\$1,108.50
Golf/Bay View	\$109,624.00	\$111,868.59	-\$2,244.59
Countryside/Meadow View	\$164,436.00	\$164,433.00	\$3.00
Townhome & Condo Units	\$39,372.00	\$40,324.14	-\$952.14
Bay Piers	\$1,800.00	\$1,800.00	\$0.00
Cul-de-Sacs	\$13,920.00	\$14,086.36	-\$166.36
Garbage Fee	\$94,980.00	\$99,935.90	-\$4,955.90
Rent - Boat Docks	\$3,000.00	\$2,450.00	\$550.00
Rent - Community Center	\$6,750.00	\$7,225.00	-\$475.00
Golf Cart Fees	\$200.00	\$825.00	-\$625.00
Villager Advertising Income	\$0.00	\$1,075.00	-\$1,075.00
Miscellaneous Income	\$1,500.00	\$1,205.10	\$294.90
Interest Income	\$50.00	\$99.23	-\$49.23
Interest Income - Reserve Fund	\$7,500.00	\$6,491.75	\$1,008.25
Late Fee Income	\$3,500.00	\$5,600.00	-\$2,100.00
Fines and Penalties Assessed	\$500.00	\$1,875.00	-\$1,375.00
Recreational/Social Income	\$200.00	\$0.00	\$200.00
Total Revenue:	\$538,428.00	\$551,498.57	-\$13,070.57

continued next page



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 Now Open

Enroll Today!



815-239-1629
pecatonicapreschool@gmail.com

Visit www.pecpreschool.com to download
a registration form



Experienced Teachers
Small Class Sizes
Outdoor Play Area



528 Washington Street
in Pecatonica

Visit Us on Facebook



Budget vs Actual (continued)

Administrative Expenses:	2022 Budget	Dec 2022 YTD Actual	Budget Remaining
Wages	\$0.00	\$49,284.65	\$715.35
Payroll Taxes - SS and Medicare	\$3,825.00	\$3,778.73	\$46.27
Payroll Taxes - SUTA and FUTA	\$402.00	\$235.44	\$166.56
Liability Insurance	\$14,500.00	\$15,229.00	-\$729.00
Bad Debts	\$1,500.00	-\$61.50	\$1,561.50
Office Supplies	\$7,000.00	\$8,832.73	-\$1,832.73
Copier Expense	\$1,350.00	\$939.28	\$410.72
Postage	\$1,000.00	\$1,381.48	-\$381.48
Dues and Subscriptions	\$500.00	\$410.00	\$90.00
Conferences & Seminars	\$250.00	\$0.00	\$250.00
Bank Service Charges	\$360.00	\$362.50	-\$2.50
Legal Expense - Non-recurring	\$2,500.00	\$704.75	\$1,795.25
Accounting Services - Non-recurring	\$24,000.00	\$17,420.00	\$6,580.00
Total Administrative Expenses	\$ 107,187.00	\$ 98,517.06	\$ 8,669.94

Operating Expenses:	2022 Budget	Dec 2022 YTD Actual	Budget Remaining
Landscaping	\$ 35,000.00	\$ 24,874.20	10,125.80
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	\$ 4,231.25	6,768.75
Snow Removal Cul De Sacs	\$ 15,000.00	\$ 16,463.75	-1,463.75
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	\$ 17,326.29	-13,326.29
Pool and Pool House	\$ 55,000.00	\$ 50,494.98	4,505.02
Beaches	\$ 4,000.00	\$ 3,185.24	814.76

continued next page

Tailor Made Autoworks LLC

Tailor Made Autoworks LLC
Specializing in complex restoration
Freeport, IL
815-235-3576

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 YTD Actual	Budget Remaining
Gazebos	\$ 500.00	\$ -	\$500.00
Playground Maintenance	\$ 1,500.00	\$ 6,997.03	-\$5,497.03
Tennis Courts	\$ 2,500.00	\$ 1,303.65	\$196.35
Basketball Courts	\$ 500.00	\$ 1,130.80	\$369.20
Walking Path	\$ 26,500.00	\$ 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	\$ 55,000.00	\$ 5,470.73	\$9,029.27
Treatments and Monitoring	\$ -	\$ (90.00)	\$26,090.00
Dam	\$ 2,500.00	\$ 12,362.17	-\$11,362.17
Wetlands	\$ 5,000.00	\$ 5,810.56	-\$810.56
Conferences, Associations, Dues	\$ 100.00	\$ -	\$100.00
Lake Projects	\$ 300,000.00	\$ 3,653.42	-\$653.42
Electricity	\$ 6,250.00	\$ 9,831.45	-\$3,581.45
Telephone	\$ 4,000.00	\$ 4,411.61	-\$411.61
Heating/Gas	\$ 4,500.00	\$ 5,016.28	-\$516.28
Water & Sewer	\$ 7,500.00	\$ 4,155.77	\$3,344.23
Garbage Collection	\$ 101,099.00	\$ 100,561.66	-\$3,641.66
Website	\$ (1,500.00)	\$ 1,372.50	\$127.50
Villager Production	\$ 500.00	\$ 25.65	-\$25.65
Recreational/Social Other	\$ 8,000.00	\$ 8,739.76	-\$739.76
Recreational/Social Specific	\$ 200.00	\$ -	\$200.00
Neighborhood Watch Committee	\$ 400.00	\$ 81.26	\$318.74
Total Operating Expenses	\$ 377,170.00	\$ 416,122.95	-\$38,952.95

continued next page



**Trust.
Certainty.
Reliability.**

That's what
you can expect
from me!

Buying a home is one of the largest financial transactions you'll ever make. Whether you're looking to purchase your first home, upgrading, downsizing, or refinancing your existing mortgage, I am fully committed to determining the best loan option to help meet your financial needs and achieve your goals.

Give me a call, go online, or stop in today!

Kelly Pospischil - a Westlake Village Resident
Mortgage Planner NMLS #1369315
2141 N. State Street, Belvidere
Cell: 815.742.4612 • kpospischil@blackhawkbank.com

Apply now online at:
<https://blackhawkbank.mymortgage-online.com/KellyPospischil.html>

Blackhawk Bank
THE choice for superior mortgage service.

MEMBER FDIC EQUAL HOUSING LENDER



PECATONICA CHIROPRACTIC CENTER

Dr. Annie Pospischil

Dr. Daniel Prill

427 Main Street • Pecatonica, IL

815-239-1121 • www.pecchiropractic.com

Budget vs Actual (continued)

Capital Improvements	2022 Budget	Dec 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
Boat Ramp Light	\$ -		
Beach Light	\$ -		
Total Improvements	\$ 26,750.00	\$ -	\$ 26,750.00

Reserves:	2022 Budget	Dec 2022 YTD Actual	Budget Remaning
Federal and State Income Tax	\$ 5,000.00	\$ 4,862.78	\$ 137.22
Common Area Assets	\$ 22,321.00	\$ 31,995.78	\$ (9,674.78)
Total Reserves:	\$ 27,321.00	\$ 36,858.56	\$ (9,537.56)
TOTAL EXPENSES	\$ 538,428.00	\$ 551,498.57	\$ (13,070.57)
SURPLUS (DEFICIT)			

Westlake Village Master Homeowners Association 2022 Cash Report

GENERAL CHECKING ACCOUNT

	Amount	Totals by Category
Beginning Checking Account Balance, 11/30/22	\$ 75,037.43	
Activity		
September Cash Disbursements:		
Ending Checking Account Balance, 12/31/2022	\$ 98,383.99	

REPLACEMENT RESERVE FUND

REPLACEMENT RESERVE FUND

November 30, 2022 balance	\$ 850,138.18
Transfer from Operating to Replacement Fund	\$ 25,504.03
Interest Income	\$ 2,187.63
Replacement Fund balance	\$ 877,829.84

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



**809 Cannel-Puri Ct
Winnebago
815-335-2179**

Download our app or check-in for your haircut today at www.costcutters.com

All American Cleaning & Restoration Inc.

FIRE-WATER-MOLD Barry Lasco
Owner

1819 S. West Ave.
Freeport, IL. 61032

(O) 815.235.1322 (C) 815.238.7152
Allamericanmoldtek@gmail.com
www.AllAmericanCleaningInc.com

815

AUTOMOTIVE DETAILING

Ryan Walling
Head Detailer

815-979-9936
815AutoDetailing@gmail.com
www.815AutoDetailing.com

We also test your home or office for any toxic or elevated mold.

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 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
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 815-494-3057

Pecatonica Schools Important Dates

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

*N/S = No School

2023 WLVA HOA BOARD MEETINGS

1/10/2023

5/9/2023

9/12/2023

2/14/2023

6/13/2023

10/10/2023

3/14/2023

7/11/2023

11/14/2023

4/11/2023

8/8/2023

12/12/2023