



March 4, 2023

Winnebago, IL

## News Around the Village

### What We Know About Fire Hydrants in WLV



There have been some questions lately about the fire hydrants in our neighborhood and their usage. The fire hydrants in the neighborhood are primarily "flushing hydrants". A flushing hydrant is a hydrant that is used for flushing a water line of silt, rusts, debris, or stagnant water. Board member and Professional Civil Engineer, Eric Moe confirmed for us that our water system's primary function is for potable use, in other words water that is suitable for human consumption. Additionally, Prairie Path Water Company confirmed that the water tower does not contain the amount of water needed to surpress a fire.

So how do we extinguish a potential fire in our neighborhood? First thing to know is our fire department truck water tanks are always kept full for immediate use in extinguishing a fire. Secondly, at the boat ramp there is a "dry fire hydrant" permanently connected. A dry fire hydrant is a non-pressurized pipe system installed near a water source such as lakes, streams or ponds specifically used to fight fires. A dry fire hydrant consists of an arrangement of piping with one end in the water and the other end extending to dry land making it available to connect directly to a pumper truck which can then draw water from the lake to extinguish a fire. This is a strategically placed fire hydrant with immediate road access intended to distribute water quickly and effectively to any size fire within the WLV community.

### Blue Book Vs. Red Book 101

The Blue Book is the Declarations of Covenations and Restrictions and is intended to create mutual equitable servitudes upon each lot becoming subject to this declaration in favor of each and all other lots; to create privy of contract and estate between the guarantees of the lots, their heirs, successors and assigns; and to operate as covenants running with the land for the benefit of each of the lots becoming subject to this Declaration, and the respective owners of the lots present and future.

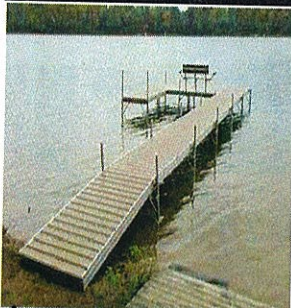


The Red Book contains the rules and regulations that were put in place to establish orderly and reasonable procedures governing activities and to maintain the integrity of WLV while allowing as much individual freedom as possible. To ensure that WLV will be a truly enjoyable place to live and play, residents must use common sense and courtesy together with respect for one's neighbor and his/her property.



The Blue Book contains the established by-laws of the WLV community and was originally filed with the Recorder of Deeds in Winnebago County, IL, on November 12, 1996. The Red Book is in place to support and govern the by-laws (Blue Book). The Red Book is NOT filed with the county. Any changes to the Blue Book must be approved by at least 2/3rd vote of WLV homeowners and the changed Blue Book must then be refiled with Recorder of Deeds. Changes to the Red Book are approved by the HOA board members. In the event of any conflicting information between the Blue Book and Red Book, the Blue Book shall prevail.

### Boat Slips



The office has started taking rentals for boat slips at the common area docks.

The slips are on a 1st come basis and going fast.

Contact Gina in the office @ 815-335-4007



## Women of Westlake

### What's the Word from the Women of Westlake ~ Kelly Lattimer

Last winter Kelly Lattimer and Sandy Spinker, who are neighbors on the west side of the lake, decided that they needed some kind of a weekly event to beat the winter doldrums.

Unlike others who went South for the winter, they decided they would "make the best of it by sharing some weekly fellowship and maybe a glass of wine or two."

At first, they were meeting in various homes in Westlake, but as they picked up more participants each week, it quickly became too large for weekly gatherings in homes.

Since the new Lynx Golf Club had recently opened, they thought it made sense to move the group to the clubhouse, which had more space. Additionally, it offered the opportunity for everyone to meet new people in Westlake and perhaps reconnect with others they hadn't seen in a while.

Kelly contacted Steve Leathers, owner of the golf course, and he loved the idea of hosting the group. He graciously allowed The Women of Westlake to bring in their own snacks to share, since he was not providing food as yet.

That is how The Women of Westlake began meeting on Wednesday evenings, at 5:30 pm at the Lynx Golf Club. At this time the Lynx Golf Club is closed, but as soon as it opens, the ladies plan on resuming their Wednesday get-togethers.

The group is open to all women who live in Westlake and their guests. There are no dues or attendance requirements. This is NOT a meeting. It is simply an informal gathering at a great facility designed to bring women together who live in Westlake.

So, watch for the Lynx Club reopening and come on by any Wednesday at 5:30 pm to meet other Women of Westlake.



## Reminder



Just a reminder, all Holiday decorations and lights are to be removed no later than thirty (30) days after the holiday.

In the event of inclement weather, we ask that the decorations and lights be removed as soon as weather permits. No later than March 1st. This includes any decorations or lighting placed in trees or shrubs.

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# Lake Commission News



## New Website Launched

The lake commission has recently launched a new website at [www.wvlakelora.com](http://www.wvlakelora.com). Check out the site for information on a wide range of topics related to the maintenance and improvement of our lake, including:

- Lake Management Planning and Strategic Imperatives
- Nitrogen & Phosphorous Nutrient Pollution
- Dredging Process
- Watershed Impact
- Wetland Function
- Homeowner Action Items
- Aquatic Invaders
- Woodchip Bioreactors
- Fish Species
- Fishing Limits & Best Practices
- Teaching Kids to Fish

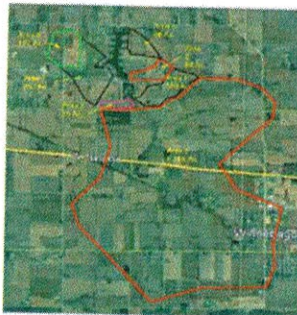
The site will be continually updated as new content becomes available, including boat/kayak/canoe and ice fishing sticker registration requirements.



## Lake Water Nutrient Source Sampling 1 Completed

As part of a new study, the first lake water nutrient source sampling was completed on January 23, 2023. The purpose of the study samplings is to help identify levels and sources of undesirable nutrient loads in our lake. The resulting data will help us create a sustainable pathway for lake water improvement.

While a low level of nutrients are required to support growth of aquatic plants, such as coontail, that are desirable for healthy fish habitats, excessive amounts of nitrogen and phosphorous also accelerate growth of undesirable invasive plants, including curly-leaf pondweed and milfoil. High levels of nitrogen and phosphorous also promote undesirable surface algae blooms.



### The expansive watershed area that feeds into our lake

Over 6,100 acres of land drains into our lake from three directions. This vast area is comprised of approx. 1,000 acres from the Westlake Village community development (including the golf course) together with approx. 5,000 acres of surrounding agricultural land. Unfortunately, much of this watershed acreage has high levels of nitrogen and phosphorous fertilizers applied annually.

### The Westlake wetlands (siltling lagoons)

The primary purpose of the wetlands is to reduce the amount of nutrient-laden silt that enters the lake from Cooledge Creek. The well-designed system captures the silt as it settles in the lagoons, including the fountain lagoon on the North side of Smith Rd. Various areas of the creek and lagoons need to be dredged every 5 years to remove the high levels of silt buildup.





# Lake Commission News Continued

## Lake Water Nutrient Source Sampling 1 Completed Cont.

### The sampling/testing process

On January 23, 2023, water samples were taken at 7 different locations around the lake and the wetlands as shown in Figure 1. These sampling sites were selected based on the "suspected" locations with the highest levels of nutrient ingress.

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.

Water samples were driven directly to a test lab in Peoria by a commission member.

### Interpreting the data

NOTE: DATA FROM THIS INITIAL WINTER SAMPLING ESTABLISHES A BASELINE ONLY.

Future test samplings scheduled for the spring, summer and fall will undoubtedly show much higher nutrient load levels as farmers and residents apply fertilizers on their fields and yards.

Nitrogen levels shown in Figure 2 reveal three locations that already exceed the EPA limit. Figure 3 shows only one location with a relatively high phosphorous level. Potassium levels shown in Figure 4 appear to be within the acceptable range.

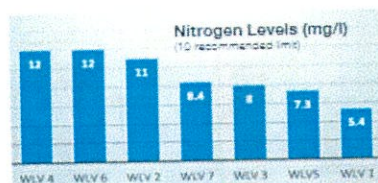


Figure 2: Nitrogen Levels

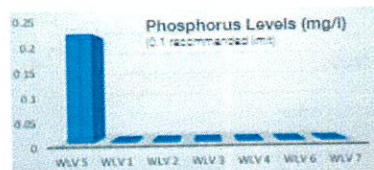


Figure 3: Phosphorous Levels

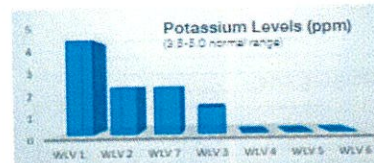


Figure 4: Potassium Levels



Figure 1: Sampling locations

### What steps can we take to reduce undesirable weed growth and algae blooms?

- 1) Reduce fertilizers.** All of us can choose fertilizers with lower levels of nitrogen and phosphorus. We can also reduce the number of fertilizer applications per season. If you use a lawn service, ask them for recommendations.
- 2) Install bio reactors.** Once we have a least one more test sample data set, the lake commission will determine where the best strategic locations will be to install 2-3 properly-sized wood chip bio reactors. As the drainage water passes through the reactor bed, the wood chips, combined with carbon-eating bacteria, eliminate 50% - 90% of nutrients.
- 3) Apply weed killer.** The lake will be treated with a weed killer in late spring when the weeds begin to grow aggressively.
- 4) Mechanically harvest weeds.** This summer, to supplement the weed killer application, a company that uses a specialized aquatic weed harvesting machine to cut and remove weeds will be hired to remove weeds from the most infested area of the lake. Ideally, this work can be done in mid-July depending on contractor availability.
- 5) Dredging.** Frenress Lake Marine, Inc. will dredge the nutrient-laden silt from the fountain lagoon as well as various areas of the lagoons and creek in the wetlands. This work should take 6-8 weeks and be completed by the end of May.  
NOTE: THIS MUCH NEEDED DREDGING OPERATION WILL STIR UP SILT WHICH WILL UNDOUBTEDLY IMPACT THE CLARITY OF THE LAKE WATER FOR A PERIOD UNTIL NATURAL SETTLING OCCURS.
- 6) Floating Islands.** The lake commission is investigating the feasibility of installing several small floating islands that feature nutrient-eating plants positioned on charcoal mats. These would be installed in high nutrient areas of the lake.

# February Meeting Minutes

Westlake Village Master Homeowners Association Meeting

February 28, 2023

## Minutes

### Call to Order – 6:45pm

Board of Directors in Attendance – Julie Nampel, Greg Schweighart, Eric Moe, And Justin Jones, excused Jim Klinger  
Management Team – Patrick (Tues) Gina (Office Manager)

Open Session- Julie asked if there were any question, none were asked.

Approval of the Agenda Julie Motion Justin second Agenda approved.

Approval of Board Meeting Minutes: January meeting minutes were approved Via email and posted on the HOA website.

Financial Statements & Reserves - The Financial Statements in January were reviewed resulting in Replacement Reserve Balance of 878,647.17.  
Ending January checking balance 195,585.15.

### Property Inspection Reports –

Dam Reports: February 2023 were presented, everything looked good.

The fencing is holding off the rock throwing issue at the dam.

Office: Collection for first quarter dues are currently at \$5112. that the office can collect. Boat dock rentals are available. Working on scheduling food trucks for the 2023 season. Golf cart sticker are in, and 2023 registration will start end of March.

### Violation Letters & Written Complaints –

2 violation reported letters were sent no fines given at this time.

### Commissions/Committees/Council:

Architectural Review Committee – New build is moving forward. Jim Klinger-Board Member, Paul Apsey, Jeff Upman, Misty Craft, Kelly Pospischil

Community Center: The community center had some water damage in January which was caused by the drinking fountains. It will be getting repainted and new flooring and trim and baseboard replaced. It had previously been discussed about some renovation in the community center. The water damage is covered by the insurance which cover the new floor painting of the lower half and new trim. Painting is expected to be complete by the 17th goal for completion of all repairs by the end March.

### Finance-

There is a CD that has come to maturity. We will be transferring this to Edward Jones to an account paying 5%. Full disclosure of gain to Justin Jones will be released post transfer, however will be less than \$100.

### Grounds & Maintenance Commission –

Will be getting bids on the paving of the walking path.

## February Meeting Minutes Continued

**Lake Management** – Dredging project is moving forward within the next 3 weeks or so, pending the approval of the installment payment of \$45,000. and the signed contract. The lake committee is looking at safe ways to control weeds to keep our lake healthy. Trees still need to be trimmed around the wetlands. Mike Lambert

**Neighborhood Watch** – No report given. Julie Nampel- Board Member Ed Stiltner

**Pool Commission** – Pool officially closed.

**Social/Events** – Greg Schweighart-Board Member

**Communications Committee / Villager**- The Villager continues to be issued monthly providing board minutes, financial reports and pertinent information needed by our residents. Jennifer Walling is producing the newsletter. and Donna Heffern is providing spelling or grammatical suggestions. We have not scheduled another meeting at this time, since there is no need at this time. Anyone who wishes to submit articles for the Villager should send them to [wlvillager@comcast.net](mailto:wlvillager@comcast.net) Due to delays in the February Board Meeting, the Villager will be delayed. As soon as we have the Minutes from the February meeting and the January Financials to be approved at the February meeting, the Villager will be distributed. Greg Schweighart-Board Member Donna Heffern, Sharon Goldsand, Susan Weber, Jennifer Walling, Mary Kielty, Val Jewell, Nancy Peistrup, Nancy Mandell.

**Red Book** – No meeting scheduled currently going through the book and taking notes on concerns. Julie Nampel-Board Member

**Old Business:** None

**New Business:** None

Meeting adjourned – 7:40pm

Executive Meeting



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# 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	Jan 2023 YTD Actual	Budget Remaining
Lake Lots	\$104,312.00	\$26,539.87	\$77,772.13
Golf/Bay View	\$128,180.00	\$32,045.00	\$96,135.00
Countryside/Meadow View	\$188,292.00	\$47,073.00	\$141,219.00
Townhome & Condo Units	\$46,852.00	\$11,713.00	\$35,139.00
Bay Piers	\$1,800.00	\$450.00	\$1,350.00
Cul-de-Sacs	\$13,920.00	\$3,542.70	\$10,377.30
Garbage Fee	\$99,608.00	\$24,921.67	\$74,686.33
Rent - Boat Docks	\$3,000.00	\$0.00	\$3,000.00
Rent - Community Center	\$6,750.00	\$150.00	\$6,600.00
Golf Cart Fees	\$200.00	\$0.00	\$200.00
Villager Advertising Income	\$500.00	\$200.00	\$300.00
Miscellaneous Income	\$1,500.00	\$0.07	\$1,499.93
Interest Income	\$50.00	\$20.54	\$29.46
Interest Income - Reserve Fund	\$7,500.00	\$817.33	\$6,682.67
Late Fee Income	\$3,500.00	\$1,600.00	\$1,900.00
Fines and Penalties Assessed	\$500.00	\$0.00	\$500.00
Recreational/Social Income	\$200.00	\$0.00	\$200.00
<b>Total Revenue:</b>	<b>\$606,664.00</b>	<b>\$149,073.18</b>	<b>\$457,590.82</b>

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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

## SILENT AUCTION



**APRIL 8TH**  
**12-3 PM**  
**DOWNTOWN**  
**PECATONICA**

**Our Biggest Fundraiser of the Year!**

Silent Basket Auction Baskets  
Booze Wagon  
Meat Raffle

12-3 PM  
Saturday, April 8th @ Pecatonica Legion

Booze Wagon Tickets \$10 & Meat Raffle \$20

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Email [pecatonicapreschool@gmail.com](mailto:pecatonicapreschool@gmail.com)  
or FB Message

Auction Space Donated by Pecatonica Legion Hall  
Meat Donated by Case Farm in Durand, IL  
You do not need to be present to WIN



## Budget vs Actual (continued)

Administrative Expenses:	2023 Budget	Jan 2023 YTD Actual	Budget Remaning
Wages	\$57,000.00	\$3,776.00	\$53,224.00
Payroll Taxes - SS and Medicare	\$4,361.00	\$288.87	\$4,072.13
Payroll Taxes - SUTA and FUTA	\$402.00	\$114.87	\$287.13
Liability Insurance	\$15,000.00	\$3,802.00	\$11,198.00
Bad Debts	\$500.00	\$0.00	\$500.00
Office Supplies	\$7,000.00	\$280.36	\$6,719.64
Copier Expense	\$1,350.00	\$65.58	\$1,284.42
Postage	\$1,000.00	\$417.99	\$582.01
Dues and Subscriptions	\$500.00	\$0.00	\$500.00
Conferences & Seminars	\$250.00	\$0.00	\$250.00
Bank Service Charges	\$360.00	\$30.00	\$330.00
Legal Expense - Non-recurring	\$2,500.00	\$0.00	\$2,500.00
Accounting Services - Recurring	\$17,940.00	\$1,725.00	\$16,215.00
Accounting Services - Non-recurring	\$6,580.00	\$0.00	\$6,580.00
<b>Total Administrative Expenses</b>	<b>\$ 114,743.00</b>	<b>\$ 10,500.67</b>	<b>\$ 104,242.33</b>

Operating Expenses:	2023 Budget	Jan 2023 YTD Actual	Budget Remaning
Landscaping	\$ 32,000.00	\$ -	32,000.00
Mowing & Fertilization	\$ 45,000.00	\$ -	45,000.00
Irrigation	\$ 2,500.00	\$ -	2,500.00
Snow Removal - Common Areas	\$ 15,000.00	\$ -	15,000.00
Snow Removal Cul De Sacs	\$ 20,000.00	\$ -	20,000.00
Rip Rap	\$ 5,500.00	\$ -	5,500.00
Signage	\$ 1,000.00	\$ -	1,000.00
Golf Cart Expense	\$ 800.00	\$ -	800
Community Center	\$ 13,000.00	\$ 100.00	12,900.00
Pool and Pool House	\$ 60,000.00	\$ -	60,000.00
Beaches	\$ 2,500.00	\$ -	2,500.00

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## Budget vs Actual (continued)

Operating Expenses:	2023 Budget	Jan 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	\$1,543.38	\$10,456.62
Parking Lots	\$500.00	\$0.00	\$500.00
Lake Management	\$55,000.00	\$0.00	\$55,000.00
Dam	\$2,500.00	\$0.00	\$2,500.00
Wetlands	\$5,000.00	\$0.00	\$5,000.00
Conferences, Associations, Dues	\$100.00	\$0.00	\$100.00
Lake Projects	\$300,000.00	\$0.00	\$300,000.00
Electricity	\$6,250.00	\$481.13	\$5,768.87
Telephone	\$4,000.00	\$407.98	\$3,592.02
Heating/Gas	\$4,500.00	\$339.67	\$4,160.33
Water & Sewer	\$7,500.00	\$92.82	\$7,407.18
Garbage Collection	\$101,099.00	\$9,015.05	\$92,083.95
Website	\$1,500.00	\$117.00	\$1,383.00
Villager Production	\$500.00	\$0.00	\$500.00
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	\$12,097.03	\$725,751.97

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## Budget vs Actual (continued)

Capital Improvements	2023 Budget	Jan 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	Jan 2023 YTD Actual	Budget Remaning
Federal and State Income Tax	\$ 7,000.00	\$ -	\$ 7,000.00
Common Area Assets	\$ (266,928.00)	\$ 817.33	\$ (267,745.33)
Total Reserves:			
TOTAL EXPENSES	\$ 606,664.00	\$ 23,415.03	\$583,248.97
SURPLUS (DEFICIT)	\$ -	\$ 125,658.15	\$ (125,658.15)

Westlake Village Master Homeowners Association 2022 Cash Report

### GENERAL CHECKING ACCOUNT

	Amount	
Beginning Checking Account Balance, December 31, 2022	\$ 98,383.99	—
Activity		
January Cash Disbursements:	\$ (22,827.90)	
Ending Checking Account Balance,	\$ 195,585.15	

### REPLACEMENT RESERVE FUND

#### REPLACEMENT RESERVE FUND

December 31, 2022 balance	\$ 877,829.84
Transfer from Operating to Replacement Fund	\$ -
Interest Income	\$ 817.33
Replacement Fund balance, January 31, 2023	\$ 878,647.17

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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)  
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Nicor: 888-642-6748 (emergency)  
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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

**March**  
March 10 – End of 3rd Qtr./ 1:45 Dismissal  
March 17 – 1:45 Dismissal  
March 20-24 – Spring Break

**April**  
April 5 – 1:45 Dismissal  
April 7 – Good Friday - No School  
April 19 – 1:45 Dismissal

**May**  
May 3 – 1:45 Dismissal  
May 12 – SIP Day - 11:15 Dismissal  
May 17 – 1:45 Dismissal  
May 21 – High School Graduation 1:00pm  
May 23, 24, 25 – High School Finals  
May 25 – End of 4th Qtr./ 1:45 Dismissal

\*N/S = No School

## 2023 WLV HOA BOARD MEETINGS

3/14/2023

6/13/2023

10/10/2023

4/11/2023

7/11/2023

11/14/2023

5/9/2023

8/8/2023

12/12/2023

9/12/2023



