

What's going on in the Village

April showers bring May flowers

April showers bring May flowers. Most of us have heard this saying before. If you lived here at Westlake long enough, you also know that with the showers and flowers, come dogs at large and a few residents wanting fences. If you encounter a dog that is not on a leash, we would hope you and the owner could work it out. If you are not able to work it out with the owner, **please call animal control at 815-319-4100**. The request for fences is not new. Fences however, do not fit in the the Developers objectives for WLV. (see below Section 1.2 and 4.1 from the Blue Book) They did however take into consideration residents with pets. Residents can submit an application for a **dog run up to 6x12** to the ARC committee for approval. You can find more information on a dog run in the Red Book, Section 712.



Section 1.2 The Developer desired to provide for the preservation of property values and amenities in the community and to maintain the lake, **open spaces** and other common features in the community in excellent condition. To do so, the Developer intended to, and did, subject the real property which comprises the community, and any additional real property which the Developer already added or may add to the community in the future, to the covenants, restrictions, easements, charges, and liens set forth in the Original Declaration, and which remain subject to this Declaration.



Section 4.1 Objectives. Developer's objectives were to carry out the general purposes expressed in this Declaration; and to assure that any improvements or changes in the Properties will be good and attractive design and in harmony with the overall Development and will serve to preserve and enhance existing features of the Development; and to assure that material and workmanship of all improvements are of high quality and comparable to other improvements in the area.



Winnebago County dogs at large and barking laws.

address:

4517 North Main Street
Rockford, IL 61103

phone:

815-319-4100

fax:

815-319-4101

e-mail:

wcas@wcas.wincoil.gov

website:

www.winnebagoanimals.org

Patrol Hours:

Daily:

7:00 AM. – 12:00 AM (midnight)

*the phone number has been added to list of numbers on the last page of The Villager.

Sec. 14-68. - Dogs running at large.

No person who is the owner of a dog shall cause or permit his dog to run at large in the unincorporated areas of the county which have been subdivided for residential purposes.

(Code 1964, 5-9; Ord. No. 88-CO-82, 5-9, 11-22-88)

Sec. 14-69. - Barking dogs.

It shall be unlawful for any person in the unincorporated areas of the County of Winnebago that are subdivided for residential purposes, or within 500 feet of such areas of unincorporated county, to own, keep, have in his possession, or harbor any dog which, by frequent or habitual howling, yelping, barking, or otherwise, shall cause annoyance or disturbance to any person, provided that the provisions of this section shall not apply to any animal shelter, veterinary hospital or clinic, or to the county animal shelter.

(Code 1964, 5-10; Ord. No. 88-CO-82, 5-10, 11-22-88; Ord. No. 94-CO-72, 11-22-94; Ord. No. 2010-CO-43, 5-13-10)

Sec. 14-81. - Penalty for violation of division.

Any person violating or aiding or abetting the violation of any provision of this division, or resisting, obstructing or impeding the administrator or any authorized officer in enforcing this division, **is guilty of a petty offense and may be punished by a fine of not less than \$50.00** and not more than that provided in section 1-11.

(Ord. No. 88-CO-86, 3, 12-22-88)

Sec. 1-11. - General penalty for violation of Code; separate offenses.

Whenever in this Code, or in any ordinance, resolution or motion of the county, any act or omission is prohibited or is made or declared to be unlawful or an offense, or whenever in the Code or ordinance, resolution or motion the doing of any act or the failure to do any act is declared to be unlawful or an offense or is prohibited, and no specific penalty is provided therefor, and state law does not provide otherwise, **the violation of any such provision of this Code or any ordinance, resolution or motion shall be an offense punishable by a fine of up to \$500.00.** Unless specifically provided otherwise, or the context thereof so dictates, each day any violation of any provision of this Code or any ordinance, resolution or motion shall continue shall constitute a separate offense.

What's going on in the Village (continued)

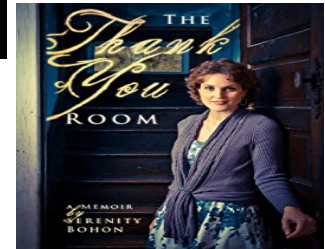


From the Red Book

Memorial Weekend is around the corner, and the pool is in the process of being filled! To help ensure everyone enjoys the amenities at Westlake, did you know it is in the Red Book that, "Failure to obey an Attendant, or other authorized personnel's, instructions or warnings, or to act abusively toward them, either verbally or physically, shall result in the loss of use of ALL WLV- MHOA privileges including the pool, beach, lake, tennis and basketball courts and Community Center for a time period to be determined by a Board hearing." You can find it on page 16 of the Red Book, 5.4L

Westlake Village Book Club

As it happens, there will be a published author who will be in Westlake on Saturday, May 6th. Serenity Bohon, author of *"The Thank you Room"*, has graciously agreed to join us at 10:00 am at the Community Center to discuss her book detailing her struggle with cancer and how her faith, family and friends supported her on this journey. Light refreshments will be served. All attendees are asked to bring their own beverage. Everyone is welcome to attend even if you haven't had a chance to read the book. The discussion might be encouragement to read the book later.



Lake Update

Just a reminder that when fishing in the common area, you must have the **RED BUCKET** with you. Soon the DNR will be making appearances and will be checking for resident compliance when fishing at our lake. Also, the dredging continues. This will improve the overall health of our lake.

Mailboxes

Mailboxes need loving too. If your mailbox is looking a little shabby, please consider giving them a spa day. Don't feel like painting yourself? Typically you can reach out to a student on facebook who is willing to paint it for you.



Lynx Golf Course at Westlake

For the most up to date information on the golf course and clubhouse, visit their facebook page *Lynx Golf Course at Westlake Village*. You can also call them at 815-335-4031. Remember the slot machines are live at the clubhouse.

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March Meeting Minutes

Westlake Village Master Homeowners Association Meeting

April 11, 2023

Minutes

Call to Order: 6:35pm

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

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

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

Approval of the Agenda: Julie Motion Eric Moe second Agenda approved.

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

Financial Statements & Reserves: The March Financial Statements in were reviewed resulting in Replacement Reserve Balance of \$878909.58. Ending checking balance 401,946.58. Julie Motion to accept Eric second all approved.

Property Inspection Reports:

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

Office: The office computerized all the boats, kayaks paddle boards, canoes ect. Currently working on inputting all fishing buckets. Trailer stickers are in the office eblast went out letting resident know that they are available and the cost. The food trucks have been booked for the season. Everything for garage sales is booked, this includes bathrooms, ads and food trucks. I have received the information in reference to becoming a notary so that is in process. At the last board meeting, renting dumpsters for a HOA weekend cleanup was asked about I talk to Gills depending on the weight of dumping the cost would be between 300-500 a dumpster from a Friday- Monday. Golf Cart registrations has begun. I have also received the cost of holding a shred event. They are only done on the weekends and have a \$1500 minimum, which includes 1 Mobile Shred Unit (MSU) for a 4-hour event. Collection amount for first quarter on amount could collect on is \$1,198.00. Aprils 2nd Quarter past due is not available yet.

Violation Letters & Written Complaints:

Three violation warning letters sent with no fines given at this time.

Commissions/Committees/Council:

Architectural Review Committee: There were two new ARC applications, both approved. Jim Klinger-Board Member, Paul Apsey, Jeff Upman, Misty Craft, Kelly Pospischil

Community Center: The repairs from the water damage have mostly been completed. Waiting for the new doors to come in we don't have an exact date on them yet.

Finance: Total assets a little over One million

Grounds & Maintenance Commission:

Eric and Julie met with Fehr Graham to look at the tennis court. The board will review recommendations and determine next steps. Jim will be getting bids for the paving of the walk paths.

Lake Management: The Dredging has started. Commencing with the sale of boat trailer stickers. currently evaluating the boat ramp ga

Neighborhood Watch: No report given. Julie Nampel- Board Member, Ed Stiltner

Pool Commission: The pool is still on schedule to open on Memorial weekend.

March Meeting Minutes Continued

Social/Events:

The Easter egg hunt was April 1st. With the weather it was held inside and around the community center. Thank you to all the residents who donated candy and help with hiding the eggs. Greg Schweighart-Board Member

Communications Committee / Villager:

The Villager continues to be published 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 received an additional \$50 in advertising revenue in March; at this time, we don't have room for additional ads. Please remember you can send articles to wlvillager@comcast.net. Greg Schweighart-Board Member Donna Heffern, Sharon Goldsand, Susan Weber, Jennifer Walling, Mary Kielty, Val Jewell, Nancy Peistrup, Nancy Mandell.

Red Book:

Julie Nampel-Board Member

Old Business:

None

New Business:

Common Docks-Replace/Repair:

Discussion ensued regarding the replacement of the shared docks in two coves. Options were discussed as to how to proceed. Action: Homeowners will be contacted to determine their respected wishes on replacement vs Homeowners individual ownership.

Summer Events:

Garage Sales and Beach Party - Garage sales are set for June 8-9-10 Beach party July 1st all food trucks and tables and chairs and bathroom facilities are booked.

Meeting adjourned:

8:00 PM

June 8, 9 & 10 ~ Westlake Village Garage Sales

This year the WLV Garage Sales will be June 8, 9 and 10th. We will be making a list of sales this year. Would you like to be included? You can email a list of what is included in your sale from now until 6/1. **PLEASE put your house number and street name for the subject.** Send emails to Jener70@comcast.net.



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

Budget vs Actual

WESTLAKE VILLAGE MASTER ASSOCIATION BUDGET TO ACTUAL BUDGET YEAR 2023

The financial statements were not subjected to an audit, review, or compilation engagement by us and, accordingly, we do not express an opinion, a conclusion, nor provide any assurance on them.

Revenues:	2023 Budget	Mar 2023 YTD Actual	Budget Remaning
Lake Lots	\$104,312.00	\$26,779.96	\$77,532.04
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	\$3,575.67	\$10,344.33
Garbage Fee	\$99,608.00	\$24,921.67	\$74,686.33
Rent - Boat Docks	\$3,000.00	\$2,695.00	\$305.00
Rent - Community Center	\$6,750.00	\$2,900.00	\$3,850.00
Golf Cart Fees	\$200.00	\$0.00	\$200.00
Villager Advertising Income	\$500.00	\$250.00	\$250.00
Miscellaneous Income	\$1,500.00	\$35.07	\$1,464.93
Interest Income	\$50.00	\$85.11	-\$35.11
Interest Income - Reserve Fund	\$7,500.00	\$1,358.52	\$6,141.48
Late Fee Income	\$3,500.00	\$1,400.00	\$2,100.00
Fines and Penalties Assessed	\$500.00	\$0.00	\$500.00
Recreational/Social Income	\$200.00	\$0.00	\$200.00
Total Revenue:	\$606,664.00	\$155,282.00	\$451,382.00

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Budget vs Actual (continued)

Administrative Expenses:	2023 Budget	Mar 2023 YTD Actual	Budget Remaning
Wages	\$57,000.00	\$12,156.95	\$44,843.05
Payroll Taxes - SS and Medicare	\$4,361.00	\$929.98	\$3,431.02
Payroll Taxes - SUTA and FUTA	\$402.00	\$213.52	\$188.48
Liability Insurance	\$15,000.00	\$4,167.00	\$10,833.00
Bad Debts	\$500.00	\$0.00	\$500.00
Office Supplies	\$7,000.00	\$1,732.20	\$5,267.80
Copier Expense	\$1,350.00	\$266.79	\$1,083.21
Postage	\$1,000.00	\$507.37	\$492.63
Dues and Subscriptions	\$500.00	\$411.00	\$89.00
Conferences & Seminars	\$250.00	\$0.00	\$250.00
Bank Service Charges	\$360.00	\$90.00	\$270.00
Legal Expense - Non-recurring	\$2,500.00	\$463.90	\$2,036.10
Accounting Services - Recurring	\$17,940.00	\$4,485.00	\$13,455.00
Accounting Services - Non-recurring	\$6,580.00	\$0.00	\$6,580.00
Total Administrative Expenses	\$ 114,743.00	\$ 25,423.71	\$ 89,319.29

Operating Expenses:	2023 Budget	Mar 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	\$ 1,807.00	13,193.00
Snow Removal Cul De Sacs	\$ 20,000.00	\$ 21,393.00	-1,393.00
Rip Rap	\$ 5,500.00	\$ -	5,500.00
Signage	\$ 1,000.00	\$ -	1,000.00
Golf Cart Expense	\$ 800.00	\$ 1,640.07	-840.07
Community Center	\$ 13,000.00	\$ 12,957.73	42.27
Pool and Pool House	\$ 60,000.00	\$ 50.00	59,950.00
Beaches	\$ 2,500.00	\$ -	2,500.00

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Mark Fiorello
BROKER

3815 N. Mulford Rd
Rockford, IL 61114

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Budget vs Actual (continued)

Operating Expenses:	2023 Budget	Mar 2023 YTD Actual	Budget Remaning
Gazebos	\$500.00	\$0.00	\$500.00
Playground Maintenance	\$1,500.00	\$0.00	\$1,500.00
Tennis Courts	\$2,500.00	\$0.00	\$2,500.00
Basketball Courts	\$500.00	\$0.00	\$500.00
Walking Path	\$26,500.00	\$0.00	\$26,500.00
Boat Dock Maintenance	\$12,000.00	\$1,543.38	\$10,456.62
Parking Lots	\$500.00	\$0.00	\$500.00
Lake Management	\$55,000.00	\$18,924.60	\$36,075.40
Dam	\$2,500.00	\$1,217.17	\$1,282.83
Wetlands	\$5,000.00	\$1,680.00	\$3,320.00
Conferences, Associations, Dues	\$100.00	\$0.00	\$100.00
Lake Projects	\$300,000.00	\$0.00	\$300,000.00
Electricity	\$6,250.00	\$1,474.61	\$4,775.39
Telephone	\$4,000.00	\$1,274.03	\$2,725.97
Heating/Gas	\$4,500.00	\$1,013.34	\$3,486.66
Water & Sewer	\$7,500.00	\$902.81	\$6,597.19
Garbage Collection	\$101,099.00	\$26,404.29	\$74,694.71
Website	\$1,500.00	\$351.00	\$1,149.00
Villager Production	\$500.00	\$108.00	\$392.00
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	\$92,741.03	\$645,107.97

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Budget vs Actual (continued)

Capital Improvements	2023 Budget	Mar 2023 YTD Actual	Budget Remaning
Boat Ramp Light	\$ 10,000.00	\$ -	\$ 10,000.00
Beach Light	\$ 4,000.00	\$ -	\$ 4,000.00
Total Improvements	\$ 14,000.00	\$ -	\$ 14,000.00
Reserves:	2023 Budget	Mar 2023 YTD Actual	Budget Remaning
Federal and State Income Tax	\$ 7,000.00	\$ (1,480.76)	\$ 8,480.76
Common Area Assets	\$ (266,928.00)	\$ 1,358.52	\$ (268,286.52)
Total Reserves:			
TOTAL EXPENSES	\$ 606,664.00	\$ 118,042.50	\$488,621.50
SURPLUS (DEFICIT)	\$ -	\$ 37,239.50	\$ (37,239.50)

Westlake Village Master Homeowners Association 2022 Cash Report

GENERAL CHECKING ACCOUNT

Beginning Checking Account Balance, February 28th, 2023 Amount
\$ 183,416.51

Activity

February Cash Disbursements:

Ending Checking Account Balance, \$ 401,946.58

REPLACEMENT RESERVE FUND

REPLACEMENT RESERVE FUND

February 28, 2023 balance	\$ 878,909.58
Transfer from Operating to Replacement Fund	\$ -
Interest Income	\$ 278.78
Replacement Fund balance, February 28, 2023	<u>\$ 879,188.36</u>

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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 County non-emrgncy: 815-282-2600
CJC Front Desk: 815-319-6300
(7:00 am - 7:00 pm / 7 days a week)
Vehicle Impound: 815-319-6170
States Attorney: 815-319-4700
Animal Control: 815-319-4100
Lynx Golf Course: 815-335-4031

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

May	May	
May 3 – 1:45 Dismissal	May 21 – High School Graduation 1:00pm	*N/S = No School
May 12 – SIP Day - 11:15 Dismissal	May 23, 24, 25 – High School Finals	
May 17 – 1:45 Dismissal	May 25 – End of 4th Qtr./ 1:45 Dismissal	

2023 WLV HOA BOARD MEETINGS

5/9/2023

8/8/2023

11/14/2023

6/13/2023

9/12/2023

12/12/2023

7/11/2023

10/10/2023



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