

Westlake Village Civic Association, Inc.



Office Hours
 Monday thru Friday
 10:00am—2:00pm
 Please call first
 we may be out doing
 errands!

Westlake Village Staff

Jim Brasby, Maintenance Director
 Rosemary Lehner, Office Manager
 Office Voice: 727-784-3054
 Office Fax: 727.683.9162
westlakevillage@verizon.net

MEETINGS

Architectural Committee:
 February 2, 2010

WVCA Board of Directors' Meeting:
 Monday, February 15, 2010

All meetings are at 7 PM at the Clubhouse
 unless indicated elsewhere.
 Please check the outside and inside Bulletin
 Boards for meeting updates and Agenda.

SPECIAL MEETING

A Special Architectural
 Workshop Meeting will be held
 on
 February 2, 2010 at 7 PM
 in the Clubhouse.

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Village Voice—February 2010



From the Desk
 of the
 President



Mark your calendar for:

*** Architectural workshop will discuss Architectural procedures, standards, and solicit resident feedback and input. This is YOUR chance to be heard and positively contribute to our community going forward. This will occur on February 2, 2010 at the Clubhouse at 7 PM.

*** Florida Friendly Landscaping Seminar featuring a Pinellas Country Swiftmud liaison on February 22, 2010 at the Clubhouse at 6:30 PM. Pleases RSVP Rosemary in the office at 784-3054 so we can prepare the room accordingly.

Well, it's that time of the year again...in addition to tax season, that is. Our WLV annual assessment is due by January 31.

First, the assessment amount of \$558 (and \$279 for TH and Villa owners) was not raised this year, as the CPI index we base it on did not rise.

Second, I want each resident to know that the Board, and individual Board members, recognizes the economic climate and that as of January 22, nearly 1 MILLION Florida residents were looking for work. Personally, I was laid off in 2005 and my wife in 2008, when she was 3 months pregnant. No one is immune from it.

I wanted to spend this article reviewing the procedures for collecting assessments so we are all on the same page with respect to both our resident's responsibilities and the Board's fiduciary duty to ensure timely collection of assessment payments.

Each and every resident was mailed an Annual Assessment Invoice in mid-December. If you did not receive one, stop reading this article and contact our office at 784-3054.

- * Assessments are due **January 31, 2010**.
- * They are considered delinquent if not received by **February 28, 2010**. At this time, we will have to add interest from the due date.
- * We cannot enter into an installment payment plan with residents as our governing documents do not allow this arrangement.
- * Near the end of February we will send you a **FINAL LATE NOTICE REMINDER**.

Continued on Page 2

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- * If we still do not receive the assessment payment, we send delinquent accounts to our attorney for collection. Our attorney will issue a Final Demand for Payment letter. **PLEASE NOTE: THIS STEP INCURS ADDITIONAL EXPENSE FOR THE HOMEOWNER AND CANNOT BE REVERSED.**
- * If the assessment is still not received, the Board must file a lien against the specific homeowner's property to ensure the interests of the Association are protected. **PLEASE NOTE: THIS STEP INCURS ADDITIONAL EXPENSE FOR THE HOMEOWNER AND CANNOT BE REVERSED.**

So that's it. 95% of homeowners will never go past No. 1, but each homeowner needs to know the procedures the Board will follow.

I want to leave you with a little nugget you may not realize: homes in WLW are selling briskly and our homes for sale are very few. This has driven up the sales prices in recent months. When you make your assessment payment, you are making an investment in your home and community.

If you have any questions at all, please contact Rosemary in the office at 784-3054 or any of your Board members..

Thank you,

Rich

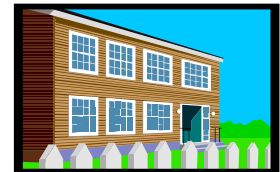
ARCHITECTURAL COMMITTEE

REMINDERS



Florida Friendly Landscaping - we have scheduled an expert speaker to come in and give a presentation on Florida Friendly Landscaping for residents and to answer your questions on the subject. The presentation will be held on February 22, at 6:30 PM. Seating is still available.

Approval of exterior improvements - we ask that you try to submit all requests for the approval of any exterior improvements 45 days prior to when you would like to do the work. All changes, including landscaping plans that include Florida Friendly landscaping, must be approved.



MAINTENANCE

During the past month I have made several trips around WLW and can see a lot that needs to be done. As we all know we do not have the budget to get everything accomplished at once and there are a lot of high cost items/repairs that will take time maybe even years to get done.



DON'T FORGET TO MARK YOUR CALENDARS FOR FEBRUARY 20th at 9:00AM. We will be gathering in the orchard for clean up day. If enough people show up, we can get it done in no time at all. Team effort goes a long way.

We can have a special maintenance meeting if we get enough people to volunteer for maintenance and just set up good ole clean up days a couple times a year. That would save a lot of money and free up Jim for other things. Remember this is our community and our homes so it is up to us, we the people, to get involved and take care of it. I will do my part. **PLEASE VOLUNTEER.**



Thank you, Dick Rayfield, Maintenance Chairperson

Westlake Village Civic Association - Board of Directors' Meeting December 14, 2009

Meeting Called to order: 7:03 PM

Members Present: Bob Amann, Scott Breedlove, Rich Cornelius, Soozie Kaiser, Dimitri Leventis, Allan Lonschein, Pete Mansour, and Dick Rayfield.

Members Absent: None

Others Present: Smoki van Heyningen, Mike Hicks, Ken Lieb, Dennis Joyce, Leslie Coleman, and Bob Goodbread.

New Business:

Approved – To accept Scott Breedlove as a new Board of Director's member for the one-year term expiring Nov 2010 (Cornelius motioned; Amann 2nd; all approved)

Presentation: Mike Hicks discussed the need for the residents to see (read) the attorney's opinion letter, on the attorney's judgment that the playground loan is not a mortgage. Letting a resident view this document is considered a direct violation of the association's attorney-client privilege (per attorney). Cornelius will ask attorney if he can disseminate the basis (precedence) for his opinion to this resident.

Previous Minutes: Approved October 13, 2009 minutes, (Kaiser motioned; Mansour 2nd; unanimous approval). November 17, 2009 minutes, (Kaiser motioned; Mansour 2nd; unanimous approval).

President's Report:

Notified the Board that someone tripped and fell on one of the Village's sidewalks. Lawsuit is pending, with the county (not our liability).

Disapproved – Motion to amend PTO policy to allow employees to "cash out" accrued vacation time no later than the end of the calendar year. (Cornelius motioned; Amann 2nd; Yes = Amann and Rayfield; No = Breedlove, Kaiser, Leventis, and Lonschein)

Financial:

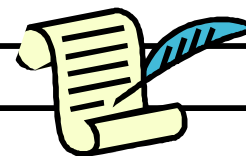
Approved - October 2009 financials (Mansour motioned; Amann 2nd; all approved except Leventis and Lonschein).

Approved - November 2009 financials (Mansour motioned; Kaiser 2nd; all approved except Leventis and Lonschein).

Approved – 2010 Budget and maintaining the annual 2010 assessment rates at \$558 (Single-Family lots) and \$279 (Villas and Townhomes). (Mansour motioned; Amann 2nd; all approved except Lonschein). Note: Mansour will include this approved 2010 Budget in each resident's 2010 invoice mailing.

Architectural: - No report

Adjourned: 8:50 PM.



Westlake Village Civic Association Special Board of Directors' Meeting December 21, 2009

Called to order 7:03

Resignation of Pete Mansour was accepted

Discussion

Meeting adjourned at 7:36

Advertisement

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Westlake Resident

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Owner
sch1031@aol.com



Community Service



Notice

A motion has been made to continue the printing and mailing of the Village Voice. You can always pick up a copy at the office or the box at the bulletin board.

- Voted by Board

MEETING NOTICES ARE POSTED

ON THE WHITE BOARDS AT THE BOTH ENTRANCES

TO THE COMMUNITY

AND ON BOTH BULLETN BOARDS FOR YOUR CONVENIENCE



Instructions for Reporting Street Light Malfunctioning:

<http://www.progress-energy.com/custservice/flares/communicate/Nov05FLStreetlight.pdf>



Community Garage Sale

Mark your calendar for March 27, 2010 for the Westlake Village Community Garage Sale



Please contact Dimitri Leventis at 727-420-0831 for information.

February Dates to Remember

2nd—Groundhog Day



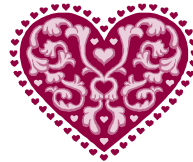
7th—Super Bowl Sunday
Saints vs. Colts

12th—



Abraham Lincoln's Birthday

14th—Valentines Day



15th—



16th—Mardi Gras
(Fat Tuesday)

22nd— George Washington's Birthday



Westlake Village Civic Association,
Inc.

810 Village Way

Palm Harbor, FL 34683

PRESORT STD

U S POSTAGE

PAID

TAMPA FL

PERMIT NO 969

Web Site

Look at our web site to see the new documents available to our residents. Be sure you are logged in; otherwise, you will be unable to view all the documents. You must “register” as a resident, in order to get an email back, giving you a password for this site (you can change the password once you log in). Also, be sure to update your registered account, whenever your email address changes... or you will not be notified of important information... **in real time.**

* Soozie Kaiser, Web Administrator

Web Site: www.WestlakeVillageHOA.com

