



WESTLAKE ISLAND

APRIL 2023

QUESTIONS OR CONCERNS?

FEEL FREE TO CONTACT THE EMMONS COMPANY

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Get a hold of us!
We are happy to assist you.

Phone:
(805) 413-1170

Or Stop In:
One Boardwalk
Suite 102
Thousand Oaks

MARCH BOARD MEETING

On March 16 the Board held a 5:30pm general meeting. We are trying to hold 2 meetings plus the Annual Meeting in the evenings so that more interested residents can attend. The following are the meeting highlights:

- Minutes and Financials were approved. An overview of our Financials will be provided by Andy Kane.
- Doug Huemme from Allied Universal provided a security report. It was asked by one of the residents if the guards could move trash bins off the sidewalk after Friday night. Doug said that could be done.
- A lengthy discussion of the proposed LaVenta median renovation project took place. Representatives from Enhanced Landscape Maintenance and Environmental Patterns (the project designers and managers) presented the plan and explained that 4 of the 19 pine trees on LaVenta will need to be removed for the project to comply with State laws. The other 15 trees will remain. It was also discussed that it should be expected that over the next 5-10 years, additional trees may need to be removed. They are reaching an age and height that may dictate removal in the future. While a few attendees claimed that pine trees last in a forest for 100 years, we reminded everyone that LaVenta is not a forest. Our trees have a very shallow root system, are planted in a narrow median that limits deep root growth, and were never meant for a residential area with homes all around. An additional 20 new trees are planned for the median, as well as smaller flowering trees and drought tolerant plants. The entire median will be drip irrigation. We expect the work to begin in May.

- Several expenditures were approved including the trees for LaVenta, insurance renewals, and new sprinkler controllers for all common areas.
- Audrey Israel provided a Streets Committee update. She stated that the goal was to work with the utility companies (different for each half of the Island) to coordinate our street removal with their underground pipe maintenance. Unfortunately not one utility does any planning for this and there are no proactive preventative maintenance programs in place. Bottom line is we can spend \$2 million to put down beautiful new streets and the water company can then decide to replace the sewers a month after we finish. Very frustrating to say the least.
- The project plan from M6 Engineering for the bridge upgrades was shared with everyone. This is a significant project that will require removal of the center planter median to resurface and water proof the bridge deck.

NOTE FROM THE TREASURER

As we approach the final quarter of our fiscal year through June 30, our homeowners association continues to be in excellent financial shape.

Our operating income is slightly better than plan and we will be able to contribute the planned \$200,000 to our capital reserves this year to fund the upcoming landscaping projects and bridge maintenance.

Our cash resources are substantive and are invested in short-term secure funds including government T-bills presently yielding over 4%.



WORKER HOURS

Monday – Friday	7:00 AM to 5:00 PM
Saturday	9:00 AM to 5:00 PM
Sunday	NO work permitted

Construction sites are closed on weekends *No access will be permitted* No work permitted on New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving, Christmas Eve day & Christmas

WLMA UPDATE

On Monday April 3rd,- Friday April 7th WLMA will be applying a mineral to the lake to support increased lake clarity. This product, *Aluminum Sulfate (Alum)* will be applied over the entire lake, descending to the bottom and is designed to bind to phosphorus in the lake sediment. The result will be a dramatic improvement in lake clarity approximately 2 days after application. Please do not boat on the lake during this period.

CARP UPDATE

As of March 20, over 240 additional carp have been removed from the lake. It is spawning season and the carp are very active. We are also catching many females with their thousands of eggs. A huge "Thank You" to Lake Manager Nick Smith, the fisherman, and all of the volunteers who have done an incredible job. We so appreciate your efforts and dedication.



MAINTENANCE

- With all the rain weeds are sprouting up. As a reminder homeowners are responsible for weed removal in the sidewalk and curb areas surrounding their property.
- Reminder, holiday lights are beautiful but they are to be removed by January 15! If your lights are still up please remove them
- Whenever you have any changes to your approved architectural plans, they must be submitted to the committee for review. Please do not make changes without obtaining approval; this includes tree removal, changing location of hardscape, adding more artificial turf than was approved and any other changes. You will have to bring your property into conformance with your approved plans should you make changes without approval.

EMAIL COMMUNICATION

TO SAVE YOUR ASSOCIATION MONEY , TO ATTEMPT TO KEEP ASSESSMENTS LOW, AND SAVE PAPER, PLEASE CONSIDER allowing the management company to communicate with you via e-mail for sending documents such as meeting notices, budget mailings, financial reports and other Association- related materials. Your e-mail address will be kept confidential and used only for Association business. If you are interested in signing up for email communication please reach out to jennie@emmonsco.net at the Emmons Company.

APRIL BOARD MEETING

The Next board of Directors meeting will be held at the Emmons Company April 20, 2023 at 9:00am. Please contact jennie@emmonsco.net for the login information.

