



VENTANA LAKES PROPERTY OWNERS ASSOCIATION

February 18, 2009

TO ALL MEMBERS OF THE VENTANA LAKES PROPERTY OWNERS ASSOCIATION:

Our Bylaws require that "Annually, at least ten (10) days prior to the annual meeting, the Board of Directors shall cause to be prepared and sent to every Owner an annual report of the affairs of the corporation. Said report shall contain a complete accounting of all receipts and disbursements of all funds of the Association during the preceding calendar year and a balance sheet setting forth all assets and liabilities of the Association as of the end of the preceding calendar year."

This report was mailed to all homeowners on February 18, 2008. If by any chance you lost or did not receive your copy, you may obtain one from the Management Office; in addition to those 14 pages, the following documents for this same period are also available at the Management Office for your review:

- Spread sheets of income and expenses
- General ledger for association accounting
- Pre-paid balance report
- Activities account bank reconciliation

We came into 2008 with a four-member "interim Board" that included only one elected member, the rest being appointed in October of 2007. This interim Board, however, paved the way for our elected 2008 Board in two ways: by setting a high standard as a representational Board – listening to the community, and putting into place procedures for you to be put items for action onto Board agendas (forms available on www.vlpoa.org and from the Management Office.) We also came into 2008 with new policies and procedures to run our elections, which gave the Election Committee clear direction and took some of the unfair "burden of blame" off of these wonderful volunteers who work so hard.

Our elected 2008 Board has carried on that tradition proudly. We began formal planning meetings (to be continued this year) for steering the future of Ventana Lakes to ensure stability and continuity. We adopted new Rules of Practice for the Board that ensure open and ethical behavior and accountability. The Rules of Practice are posted on the VLPOA website for all to see. Just click on "Board" and scroll down.

We began development of new, professional operations processes necessary for our self-managed community; setting clear direction for our management staff no matter what Board may follow us. Our Community Manager now has a contract with clearly specified duties, and we are developing a complete management policy and procedure manual. Upcoming Boards may review these policies and guidelines and change them as necessary, but our staff does finally have clear policies to follow to meet the needs of our community, which is the advantage of self-management over hiring outside management. There is still much to be done, but we now have new procurement forms and policies, records management forms and records management systems. We have also sifted through all back records (piled in storage cartons in a shed), purging and organizing necessary records into retrievable categories.

We have developed an ongoing friendly rapport with the Peoria Independent, to get **good** news coverage for Ventana Lakes. We have developed continually the potential of the *Ventana Views* newsletter, seeking to ensure communication within our community with everyone, rather than relying on internet technology. We continue to work toward effective community-wide communication and welcome input from all.

We have invited the Peoria Police Department to visit us, and to patrol our community. We continue to seek ways to keep our community safe and are proud of our volunteer Block Watch Program.

We've supported the work of the volunteer CC&R committee, which has worked diligently for several years on the much-needed revisions of our CC&R's and Bylaws, and helped them get them finalized and to the community for a final vote and (hopefully, this year) approval!

We completed the first community-wide review of our Architectural Guidelines...the rules that we all must live by if we want to make changes to our homes and lots, and made changes that are now effective for all of us. The new guidelines are available on the web and from the Management Office. The Architectural Committee meets weekly on Mondays at 10:00 a.m. in the Management Office.

That's a short summary of your (volunteer) Board's behind-the-scenes work in 2008. Our meeting agendas are all posted 48 hours in advance and all are invited to speak on agenda items. Anyone may submit action items for consideration by the Board by using the "Agenda Item Request Form" available on the web and from the Management Office. This is your community and your Board. While we are elected to take care of the Association's business, we also represent you and welcome your assistance, ideas and input.

Now to congratulate all of you. Neighbor by neighbor, we worked together to convince the City of Peoria to include in their bond election the money to build an alternate route for the cement and gravel trucks to use instead of Beardsley Road...and it passed! **CONGRATULATIONS! *Now we just have to work to get it made a top priority***...there will be another City Council meeting on April 21. Watch the *Ventana Views* for more information on how we can come together and make it happen!

Thank all of you for your support, as friends and neighbors alike. Together we can make Ventana Lakes even better than it is now!

Sincerely,
Sue Alandar, President
Board of Directors
Ventana Lakes Property Owners Association