

THE NEW VISTAS

TEMPORARY CLUBHOUSE HOURS

Monday - Friday
5:00 PM - 8:00 PM
Saturday & Sunday
12:00 PM - 6:00 PM

UPCOMING HOLIDAY CLUBHOUSE CLOSURES

FRIDAY - APRIL 7TH
SUNDAY - APRIL 9TH

Why is the clubhouse closed?

You may have noticed that the Ventura 21 Clubhouse has not been open at its normal hours... This is due to a recent Americans with Disabilities Act (ADA) complaint submitted through the Illinois Attorney General.

How does that impact the Clubhouse/Association?

In an effort to comply while responding to the ADA, the clubhouse is operating as a private facility, so the management office cannot be open. A management office is considered a public place.

Will I still be able to use the amenities?

Yes, you can still use the amenities while the Clubhouse operates as a private facility. The only people who can use the amenities while the Clubhouse is private are Ventura 21 residents and their guests.

NEED TO REACH OFFICE MANAGEMENT OR THE ACC?

- Phone #: 630.894.5665 or
- Community Manager, Rosa Ordetx email: CM@ventura21.com
- Assistant Community Manager, Alyssa Neitzke email: ACM@ventura21.com
- Architectural Control Committee email: ACC@ventura21.com

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Why is the clubhouse closed? continued...

Can't you just buzz people in then?

No, the clubhouse is not currently set up with that type of system to remotely unlock/lock the door for visitors. It has not had this capability for well over a year.

Well, what does the Association's attorney say?

"As I set forth in an earlier email message, the Board may close any portion of a meeting or go into executive session to discuss pending litigation before a court or administrative tribunal. There is no requirement that you discuss this ADA investigation. If you want to discuss the investigation by the Attorney General's office, I would start the discussion of the closing of the clubhouse as a voluntary decision by the Board while the review is being conducted. It is not an admission of any liability. Since the management office is located inside the clubhouse, it was decided to also close the office during this period of review as a precautionary measure.

In and of itself, the management office might not be automatically considered open to the public. If it were located outside of the clubhouse and only homeowners came into the office, in my opinion, it would not be considered open to the public. However, if there are times when members of the public came into the office in order to rent the facilities or to see what homes are available for sale, then it would be considered public and subject to the appropriate requirements. Since the office is located in the clubhouse, and potential renters of the facilities might come into the office, I believe it could be perceived as being open to the public.

I would also include that there have been no findings against the Association by the Attorney General and that the closure of the office and stoppage of rentals have only been precautionary measures."

VENTURA 21 - 2023 MEETINGS AND EVENTS

DATES TO KNOW

- April 20th - ACC Meeting
- April 25th - Board Meeting
- May 18th - ACC Meeting
- May 30th - Board Meeting
- June 15th - ACC Meeting
- June 27th - Board Meeting
- July 20th - ACC Meeting
- July 25th - Board Meeting
- **July 29th - Annual V21 Pool Party**

- August 17th - ACC Meeting
- August 29th - Board Meeting
- September 21st - ACC Meeting
- September 26th - Board Meeting
- October 19th - ACC Meeting
- **October 29th - Annual Meeting 2:00 PM**

- November 16th - ACC Meeting
- November 28th - Board Meeting
- December 21st - ACC Meeting
- **NO DECEMBER BOARD MEETING**

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****ACC and Board Meetings are at 7:00 PM unless otherwise stated.****

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Board Responsibility

Our community is more than just a neighborhood. In many ways, it's a lot like a business. Collectively, our regular annual assessments amount to tens of thousands of dollars that need to be budgeted carefully and spent wisely. And our neighbors who have volunteered and been elected to serve on the Association's Board are responsible for making critical decisions—on our behalf—about managing the community and our money.

Our Board also develops long-range plans—like when the parking lot will need to be repaved, and siding replaced, and about the parts of the community that are shared property. The Board must set aside funds so that these kinds of projects can be accomplished on schedule or even ahead of schedule in the event there's an unexpected breakdown.

The Board also sends out requests for bids and contracts with vendors to do the work necessary to maintain our shared amenities. Board members decide who will do the best job of replacing the roof at the best price or who will be the most reliable company to hire to mow the grass and remove dead tree limbs.

The Board's decisions can have a significant impact on the community's appearance and, consequently, on our property values. Regardless of our management team, the Board is ultimately responsible for overseeing association operations. Be sure to communicate with the Board regularly, observe Board meetings, and attend annual meetings to elect responsible Board members and to participate in the conversations about significant community issues and improvements.

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What are Governing Documents

We're always talking about the association's governing documents, but what are they?

State Law: Almost every state has statutes governing condominiums and homeowner associations. In addition, most associations are subject to the state corporations' code.

Declaration, Master Deed, or Proprietary Lease and Their Covenants and Restrictions
Planned communities are created by declarations (also known as master deeds). Cooperatives are created with proprietary leases (also called occupancy agreement). These contain the restrictions that regulate residents' behavior, they define the owner's rights and obligations, and establish the association's responsibilities.

Articles of Incorporation

Most associations, and all cooperatives, incorporate and have articles of incorporation that define their purposes and powers. They may specify such things as the number of directors and their terms of office.

Bylaws

Bylaws address association operations such as procedures for meetings and elections and specify the general duties of the board.

Resolutions—Rules and Regulations

Board members adopt rules and regulations, and sometimes members have to approve them. Rules and regulations are recorded as board resolutions. Resolutions must be consistent with the declaration or proprietary lease, the bylaws and state law.

Association governing documents are almost always trumped by federal and state law. But, when association documents conflict among themselves, the declaration or proprietary lease carries the greatest weight, followed by the bylaws and then the rules and regulations.

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General Hierarchy of Governing Documents

