



WELCOME TO OUR NEWLY DESIGNED

Ventura 21 Quarterly Newsletter

Dear Ventura 21 Resident,

Welcome to our newly designed newsletter! Now that Spring is finally here, we have revamped our newsletter and given it a fresh, new look.

We are also looking forward to some exciting changes in the community, including introducing a new management software, Yardi Breeze (see page 2 for more information)!

Spring is a season of renewal, and at Ventura 21 we will be refreshing and improving several things around the community! Towards the end of May, we look forward to opening day for the outdoor swimming pools!

In the following pages, you will find more details of everything going on at Ventura 21!

Happy Spring!



In this newsletter you will find:

Upcoming Events, Meetings, and General Community Information.

COMMUNITY SPOTLIGHT

Introducing... YARDI breeze

The Board of Directors is pleased to announce that a new management software, Yardi Breeze Premier, has been selected to replace AppFolio. Our contract with AppFolio expires on May 30, 2024.

Drawing on Yardi's 35+ years of providing leading property management software and unwavering customer support, Yardi Breeze Premier offers the following features:

- **NO** ACH Fees (currently \$2.49 with AppFolio)
- Homeowner Portal
- Homeowner App (AppStore/Google Play)
- Live Customer Service Representatives/Chat Support

Below is a brief timeline of how the switch to the new software will take place:

April 2024: Homeowners currently using the AppFolio homeowner portal can continue using these features during the month of April. We will be setting up the Yardi Breeze software during April and migrating data to the new software during April.

May 2024: The migration process will continue during the month of May and homeowners will still have access to their portal during May. Management will send out detailed instructions to homeowners on how to set up their new portal in Yardi Breeze. We will also host a series of training sessions to assist homeowners set up and learn how to use the new portal all throughout the month of May. A notice with dates and times for these sessions will be posted. The goal is to have all homeowners set up on Yardi Breeze by the end of May.

June, 2024: FULL implementation of Yardi Breeze will take place effective June 1, 2024. Homeowners will no longer have access to AppFolio as of this date.



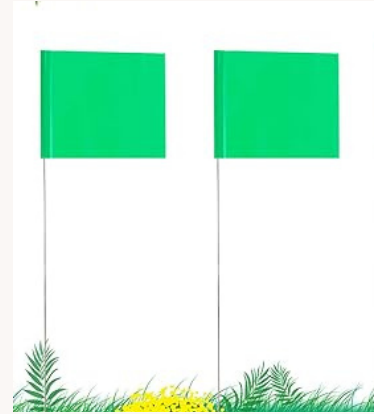
Blas "Mario" Zarco

We are very pleased to present one of the pillars of Ventura 21!!! Blas, aka "Mario" Zarco has been with Ventura 21 for over 30 years. Blas started at Ventura 21 in April of 1992. He was given the nickname of "Mario" by a former Manager who couldn't pronounce his real name! No matter what name he's known by, one thing is certain; he is an integral part of the community. As Maintenance Director, Blas oversees the Grounds crew, plans and executes snow removal operations, maintains all the swimming pools, makes sure all systems are operational (he does many repairs himself), and continually looks for ways to save the community money. And that's just a few of the *many* hats he wears! Please say hello the next time you see him and let him know how much he is appreciated!

LANDSCAPING/MAINTENANCE

YARD FLAGS

Now that Spring is here, consider marking flower beds or anywhere that you want to make sure our landscaping crew keeps clear of with these handy yard flags. They're *FREE* and available now for homeowners to pick up from the clubhouse. Two (2) per address please.



PARKING



When Ventura 21 was built, the infrastructure allowed for 2 parking spaces per home. Homeowners may park 3 cars vertically in their 2 spaces as long as none of the cars are parked over the lines or the adjacent sidewalks.

Overnight Visitor Parking: There are 3 Visitor parking spots off Devon Avenue for overnight guest. These are available on a limited basis and homeowners can contact the clubhouse for temporary permits.

Additional parking is available at the clubhouse parking lot. However, homeowners can only park there between 8p-8a and not on an ongoing basis-otherwise they are subject to tow. For information on overnight parking on city streets, please contact the Village of Roselle.

VENTURA 21'S TREES

Ventura 21 is home to many beautiful, mature trees. The care and maintenance of these depends mainly on where they are located. If a tree is located on your property, it is *your* responsibility. Some trees on the parkway, for example, are the responsibility of the Village of Roselle. There are some instances where it can be unclear who actually owns a tree, so they are handled on a case by case basis. Our grounds crew routinely cares for all community trees by pruning, trimming, etc. However, unless a tree is diseased or damaged, it will *NOT* be removed. If you have any questions or concerns, please reach out to the Management Office or submit a service request.



SOCIAL/COMMUNITY

VENTURA 21 COOKS!

Ventura 21 is a very culturally diverse community and we thought it would be a great idea to develop a community cookbook! Please submit your favorite recipe(s) to acm@ventura21.com. Recipes will be compiled into a publication that will be available for purchase and proceeds will go towards social programming events.



Mother's Day Tea Party

Join us on Saturday, May 18, 2024 from 11:00 AM to 1:00 PM in the clubhouse as we celebrate all the moms in our community! The theme is “*The Mad Hatter*” and we ask ladies to wear their best hat or “fascinator”. The best hat will win a prize!

“High Tea” will be served, including finger sandwiches, pastries, and of course, tea. The ladies will be served by some very special gentlemen waiters! More information will be available closer to the date of the event.



Dad's Day IN

Ventura 21 dads will get a much deserved “*Dad's Day In*” on Friday, June 21 from 7:00 - 9:00 PM in the clubhouse. Billiards, card games, pizza, snacks, and camaraderie will be on the agenda! The evening will be hosted by the lovely ladies of Ventura 21!

This is a BYOB event, so please feel free to bring your favorite beverage to share. Smoking jackets optional (sorry, no smoking though).

LIFEGUARD APPLICATIONS



With outdoor swimming pool season fast approaching, we are currently taking Lifeguard Applications for the 2024 Season! Applications are available in the clubhouse. Applicants must be a minimum of 16 years old and either be certified or be able to obtain certification prior to May 15, 2024. For more information, please contact the Management office at 630.894.5665.

COMMUNITY CALENDAR



Upcoming Committee/ Association Meetings

SOCIAL & EVENTS COMMITTEE

2nd Wednesdays, 6:45 PM

ACC MEETING

3rd Thursdays 7:00 PM

Email: acc@ventura21.com

MAINTENANCE COMMITTEE

Wednesday, April 3 7:00 PM

OUTDOOR POOLS RENOVATION COMMITTEE

Tuesday, April 16 7:00 PM

FINANCE COMMITTEE

Friday, April 19 6:45 PM

All meetings are held in the Ventura 21 Clubhouse unless otherwise noted.

Homeowners are welcome at all Committee Meetings.

Upcoming Events

BOOK CLUB

WEDNESDAY, MAY 1, 5-6 PM

REMARKABLY BRIGHT CREATURES

MOTHERS DAY TEA

SATURDAY, MAY 18, 11A-1P

OUTDOOR POOLS OPENING DAY

MONDAY, MAY 27, 2024 12 NOON

(MEMORIAL DAY)

DAD'S DAY IN

FRIDAY, JUNE 21, 7:00 - 9:00 PM

Management Office Closures

MEMORIAL DAY

MONDAY, MAY 27

(Clubhouse will be open regular hours)

BOARD MEETINGS

TUESDAY, APRIL 30, 7:00 PM

TUESDAY, MAY 27, 7:00 PM

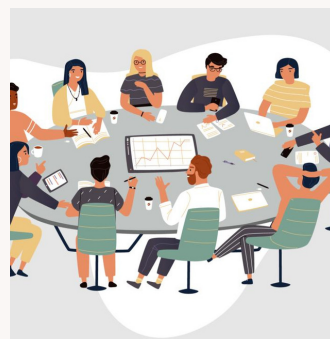
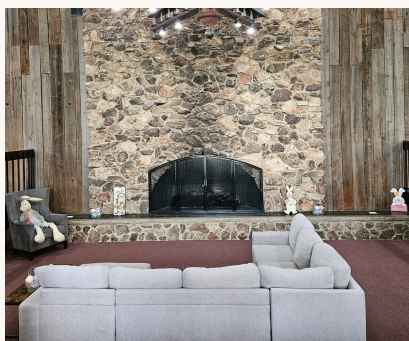
TUESDAY, JUNE 25, 7:00 PM

COMMITTEE INFORMATION

- **Architectural Control Committee** Chairperson: Lynea Gordon
- **Finance Committee** Chairperson: Nancy Dow
- **Maintenance Committee** Chairperson: Sylvia Dziuba
- **Outdoor Pools Renovation Committee** Chairperson: Carol Coffey
- **Social and Events Committee** Chairperson: Linda Dickerson

For more information on joining a committee, please contact either the Chairperson or Management.

GENERAL COMMUNITY INFORMATION



CLUBHOUSE INFO:

375 Ventura Club Drive
Roselle, Illinois 60172
Phone: 630.894.5665
website: Ventura21.com

CLUBHOUSE HOURS

MON-FRI 9 AM-8 PM
SAT & SUN 12 PM-6 PM

All Clubhouse amenities, including the indoor swimming pool, gym, etc. are open during regular clubhouse hours.

ASSESSMENTS

Assessments are due on the 1st of the the month and late after the 10th. You can pay online, by bill pay through your bank, or drop off cash checks, or money orders at the office or drop box.

Please note that Concierges cannot accept payments or give receipts. If you use the after-hours drop box we can send you a receipt the next business day. Please email ACM@Ventura21.com to request one.

TRASH PICKUP DAY

WEDNESDAY:

Containers cannot be placed by curb before Tuesday afternoon and must be removed by Thursday evening.

V21 Board of Directors

EXECUTIVE BOARD

Linda Dickerson, President
Bill Houle, Vice President
Nirmal Naik, Treasurer
Jon Peake, Secretary

DIRECTORS

Sylvia Dziuba
Carol Goins
Lynea Gordon
Diane Malenke
Mark Nunes

Contact: board@ventura21.com

Ventura 21 Management

COMMUNITY MANAGER

Rosa M. Ordetx, CMCA®
EMAIL: CM@Ventura21.com

ASSISTANT COMMUNITY MANAGER

Janina Schoumacher, CMCA®
EMAIL: ACM@Ventura21.com

MAINTENANCE DIRECTOR

Blas (Mario) Zarco
EMAIL: Service@Ventura21.com

CONCIERGES

Etrut Ali
Monica Bates
Dua Syed
Erin Voss

GROUNDS CREW

Fortunato (Nato) Zarco
Jesus Zarco
Maxwell Counter
Carpenter: Robert(Bob)Smith

MANAGEMENT OFFICE HOURS

MON-FRI: 9 AM-5 PM

SAT & SUN: CLOSED

Management is available during the hours noted. Appointments are not necessary but encouraged.