



Westlake Village Master Homeowners Association, Inc.
3677 Westlake Village Drive
P.O. Box 304
Winnebago, IL 61088
(815) 335-4007
wlvmanager@wlvhoa.com

Welcome to Westlake Village!

Overview: Westlake Village is a planned residential community located due east of Pecatonica Illinois in unincorporated Winnebago County. It encompasses 660 acres located primarily in Pecatonica Township and contains an 82-acre lake with another 47 acres dedicated to wetlands. The lake and wetlands are owned by the Westlake Village Homeowners Association and are private.

First opened for home development in 1997, there are 770 home sites with 545 being single-family homes and the balance being townhouses or condominiums. Currently there are 510 occupied home sites with roughly 1800 total residents ranging from young families to retirees.

Location and Commute times: Westlake is located off of Smith Rd approximately 2 miles west of Winnebago Rd and 1.5 miles north of US Rt 20. It is 15 minutes from downtown Rockford; 20 minutes to Freeport or the Chicago Rockford International Airport; 25 minutes to East State St shopping, Cherry Vale Mall and the I-90 corridor.

Government: Westlake Village is governed by its association. The Westlake Village Homeowners Association has an Executive Board and Council that makes decisions regarding the rules and regulations for the community and the administration thereof. Each lot owner pays association dues.

Utilities: Westlake's water and sewage systems are located within the community. A separate utility company, Utilities Inc, operates both water and sewer. Electricity is provided through Commonwealth Edison. For those homes utilizing telephone landlines, Westlake is serviced by the Winnebago exchange making calls to Rockford toll free.

Schools: Westlake falls within the boundaries of the Pecatonica School District for all grade levels.

Police and Fire Protection: The Winnebago Sheriff's Department and Pecatonica Fire Protection District service Westlake.

Lot or Home Pricing: Lots range in size and price depending upon location. Lakeside lots are in the \$55,000 to \$75,000 range and golf course lots are \$41,900. Countryside lots are available only through Contry Homes or 3 Hammer Builders. Existing homes for sale start as low as \$120,000.

Lot or Home Sizes: Most lots are roughly ¼ acre although a few on the "points" may be slightly larger. Homes range from 1400 square feet to over 4,000 square feet.

Post Office: Westlake is serviced by the Winnebago post office, 61088.

Recreation: Our lake is the centerpiece of the community. It is approximately one mile long with depths from 7 or 8 feet with pockets deeper than 12 feet. It is stocked with several varieties of fish. Fishing privileges are for residents and their guests only. Boating is permitted with horsepower restricted to less than 10 HP.

There is a golf course within Westlake. It is a privately owned daily fee course open to the public.

Westlake residents can enjoy the community's beach, its swimming pool, community center, basketball and tennis courts and playground. Events such as picnics, garage sales, holiday events are held throughout the year. Westlake is a golf cart community so golf carts are allowed on our streets.