

Welcome to Westbrook Village



Enjoy living your best life now!

www.WestbrookVillage.org

New Homeowner Welcome and Orientation Packet *for* Westbrook Village Association



A Unique Active Adult Community

www.WestbrookVillage.org

Welcome to Westbrook Village

We are delighted you have chosen our community as a place to live,
and hope your expectations of a satisfying and fulfilled lifestyle will
be more than met.

Here at Westbrook we have many things to offer our
new homeowners. There are two large recreation centers with
swimming pools, spas and many activity rooms, including a fitness center.

You will find a multitude of events held throughout the year:

Concerts, plays, musical events, parties, etc.

Rooms may be rented for a small fee for your private functions.
The Westbrook Village Golf Club has two beautiful courses that wind
through our community and will welcome you either as a member
or an occasional player.

Our library, located in the Fine Arts Learning Center (FALC),
contains a wealth of books, puzzles and videos for your pleasure.
Available club activities include arts & crafts, cards & table top games,
dance & entertainment, fitness, sports and specialty clubs.
From our perfect location it is a short distance to hiking and biking trails,
and our access to the Loop 101 Freeway makes other parts of the valley
easily accessible.

As you settle in to your new home, we hope that you will take the time
to check in on the Board of Directors and the
various committees which support the management of our community.
Most of the meetings are open to all, and we always welcome anybody
who looks to get involved in keeping Westbrook great.

The Board and committees consist of homeowners just like you who
have found that they have time and skills to offer.

Our General Manager, Karen Jones or any of our staff
are happy to assist you with any questions you may have.

Please contact us via 623-561-0099 or KarenJ@WestbrookVillage.org

Enjoy Westbrook Village: it is truly an oasis in the desert.

Westbrook Village Board of Directors

NOTES:

www.WestbrookVillage.org

NOTES:

Management Team and Administrative Staff

General Manager - Karen Jones, CMCA, AMS

KarenJ@WestbrookVillage.org

Assistant General Manager - Marcy Reneau

AsstGM@WestbrookVillage.org

Facilities Manager - Sean Gorenstein

Facilities@WestbrookVillage.org

Recreation Centers Manager - Denise Murphy

RecMgr@WestbrookVillage.org

Lakes Recreation Center: 623-566-6181

Recreation Centers Assistant - Colby Smithwick

RCA@WestbrookVillage.org

Vistas Recreation Center: 623-566-6178

Executive Administrative Assistant - Renee Larsen

Admin@WestbrookVillage.org

Resale Assistant / Compliance Inspector

Compliance@WestbrookVillage.org

Administrative Assistant/Receptionist - Jane Falk

Reception@WestbrookVillage.org

Communications Liaison - Ashley Laurence

Communications@WestbrookVillage.org

Administration Office

19281 N. Westbrook Parkway Peoria, AZ 85382

Reception@WestbrookVillage.org

623-561-0099

www.WestbrookVillage.org

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Introducing the 2026 - 2027 Board of Directors

The Association business is conducted by a panel of
7 elected resident Board Members.

The Board of Directors meet on the 1st Wednesday of each month



For questions regarding the WVA Board of Directors meetings
please contact:
General Manager, Karen Jones, CMCA, AMS

Numbers to Know

Public Safety

- ◆ Peoria Police (Non-Emergency) 623-773-8311
- (Barking Dog Hotline) 623-773-8311
- ◆ Fire (Non-Emergency) 623-773-7279
- ◆ Poison Control 800-222-1222
- ◆ WVA Posse 623-566-3133

Hospitals

- ◆ Arrowhead 623-561-1000
- ◆ Boswell 623-832-4000
- ◆ Del E. Webb 623-524-4000
- ◆ Thunderbird 602-865-5555

Utilities

- ◆ APS - (Electric) 800-240-2014
- ◆ Southwest Gas (Gas) 602-271-4277
- Emergency 877-860-6020
- ◆ Water, Sewer and Trash (*City of Peoria*) 623-773-7160

Misc. Numbers

- ◆ Peoria City Hall 623-773-7000
- ◆ Mayors Office 623-773-7306
- ◆ Assistant to Mayor 623-773-5133
- ◆ Loose Trash Cleanup 623-773-7431
- ◆ Community Relations Neighborhood Watch 623-773-7099
- ◆ Dial-A-Ride 623-773-7435
- ◆ Duet Volunteer Interfaith Caregivers 602-274-5022
- ◆ Benevilla 623-584-4999
- ◆ Valley Metro (Bus) 602-253-5000
- ◆ Super Shuttle ~ to Sky Harbor Airport 602-244-9000
- ◆ Sun City Express to Sky Harbor Airport 623-933-9300

SUB-ASSOCIATION MANAGEMENT COMPANIES

AMCOR Property Professionals, Inc. 16441 N 91 st Street Suite, 104 Scottsdale, AZ 85260	Office: 480-948-5860	Cambridge Crossing
Colby Management Co. 17220 N Boswell Blvd., #140 Sun City, AZ 85373-1984	Office: 623-977-3860	Meadow Park Condos Meadow Park Casitas II Fairway Ridge Fairway Springs Hidden Palms Vista Crossing Vista Point
Essential HOA Management Service 15610 W Hidden Creek Lane Surprise, AZ 85374	Office: 480-742-8888	The Enclave
Kachina Management 21448 N 75 th Ave, Suite 11 Glendale, AZ 85308	Office: 623-572-7579	Vista Pinnacle
Paramount Property Management 2432 W Peoria Ave, #1191 Phoenix, AZ 85029	Office: 623-688-5844	Lakeside Terrace
P.D.S. (Planned Development Services) 17235 N 75 th Ave, H-100 Glendale, AZ 85308	Office: 623-877-1396	Country Club Estates Windsor Park Brookside Gardens Oakbrook Brookside Gardens
PMI Real Estate Services 7717 W Deer Valley Road, Suite 120 Peoria, AZ 85382	Office: 480-641-9163	Village Square
Thrive Community Management 16165 N 83 rd Ave, Suite 200 Peoria, AZ 85382	Office: 602-419-3251	Vista Fairways Scotland Hills Edgewater Park

Board of Director Committees Information

Architectural Control Committee Chair: Amy Miller Member: Joe Bernier	Governmental Relations Committee Chair: Joe Bernier	Information Technology Committee Chair: Joe Bernier Member: Bruce Garrison
Landscape & Facilities Committee Chair: Bob Carneiro Member: Mark Gittins	Long Range Planning Committee Chair: Max Allen Member: Bruce Garrison	Personnel Committee Chair: Steve Merkovich Members: Joe Bernier Amy Miller
Recreation Committee Chair: Max Allen Member: Bob Carneiro	Town Hall Committee Chair: Joe Bernier Member: Max Allen	Ways & Means Committee Chair: Bob Carneiro Members: Amy Miller Steve Merkovich
	Cornerstone Committee Chair: Amy Miller Member: Mark Gittins	

Monthly Meetings

Board of Directors

- **1st Wednesday at 9:00am at the FALC**

The Association business is conducted by a panel of 7 elected resident Board Members.

Open to WVA residents to attend

Recreation Committee

- **2nd Tuesday at 9:00am at the FALC**

This committee meets to discuss upcoming events as well as recommending rules and regulations for clubs and activities at Westbrook Village Association to the Board of Directors.

Open to WVA residents to attend

Landscape and Facilities Committee

- **2nd Wednesday at 9:00am at the FALC**

This committee of 7 meets to discuss common area landscape and monitoring preventative maintenance and projects for the facilities.

Open to WVA residents to attend

Cornerstone Committee

- **2nd Friday at 9:00am at the FALC**

This committee meets to review community enhancement projects and funding opportunities. *Open to WVA residents to attend*

Architectural Control Committee

- **3rd Tuesday at 9:00am at the FALC.**

This committee of 7 is responsible for creating Architectural and Environmental Standards for Board approval, as well as reviewing homeowner applications not approved by management before any exterior modifications are made to their homes.

Open to WVA residents to attend

Long Range Planning Committee

- **3rd Wednesday at 9:00am at the FALC**

This committee of 7 meets to discuss the ongoing Long Range Plan for the community.

Open to WVA residents to attend

Ways & Means Committee

- **4th Wednesday at 9:00am at the WVA Administration Office**

This committee is a panel of 3 Board Members who review the financials monthly and make recommendations to the Board of Directors.

Westbrook Posse

The Posse was formed in 1999 and is funded solely by monetary donations from the residents of Westbrook Village. The Posse activities include vacation checks and assisting with approved events within Westbrook Village. We are always looking for volunteers to join and help the community of WVA.

Mission Statement

The mission statement of The Westbrook Posse, Inc. is to serve and support the residents of Westbrook Village, with the understanding that their donations make

our mission possible. We depend on the Peoria Police Department for all law enforcement activities, and they depend on us for our patrols and the support of the residents of Westbrook Village.

Let the Posse help keep your property safe while you are away by signing up for the Posse Vacation Watch.



The Westbrook Village Posse is located at the FALC Building

18827 N. Country Club Parkway Peoria, AZ 85382

Office Hours: Monday - Saturday 8:00am - 4:00pm

Summer Hours: 7:00am - 3:00pm (starting May)

623-566-3133

Clubs and Activities

(May have small annual fee or a per class fee paid to instructors)

Fine Arts

Claymates (Pottery)
Fine Arts
Glass Art Studio
Lapidary, Silversmith & Beading
Needle Arts
Photography
Woodshop

Card & Table Top Games

Bridge
Bunco
Chess
Cribbage
Euchre
Five Crown
Gin Rummy
Hand & Foot
Hearts
Mah Jong
Mexican Train
Pan
Pinochle
Poker
Samba
Shanghai
Sheepshead

Physical Fitness

Aerobics
Aquatic Zumba
Ballroom Dance
Conditioning
Fitness Center
Line Dancing
Massage Therapy
Tai Chi
Water Aerobics
Yoga
Zumba

Performing Arts

Desert Dancers
Musicians of Westbrook
Performing Arts Council
Village Players
Village Voices

Service, State & Social

Baby Boomers
Bookies
Computer
Caregiver Support
Christian Fun & Fellowship
Home & Garden
Italian – American
Nebraska
Roadrunners RV
Shalom
Veterans Support
Westbrook Cares
Wine
WV Book Club
Gen XYZ
Minnesota

Sports

Billiards
Bocce Ball
Golf
Hiking
Horseshoes
Pickleball
Table Tennis
Tennis

Recreation Centers

Lakes Recreation Center

19251 N Westbrook Parkway
Peoria, AZ 85382
Phone: 623-566-6181
Fax: 623-362-0032

Vistas Recreation Center

18825 N Country Club Parkway
Peoria, AZ 85382
Phone: 623-566-6178
Fax: 623-566-2981

Minimum Age Requirement

Anyone under the age of 18 must be accompanied by an adult at all times.

Swimming Pool Hours

5:30am - 9:30pm

Children's Swim Hours

11:00am - 5:00pm

Lakes - Monday (12noon), Wednesday, Friday, Sunday

Vistas - Tuesday (12noon), Thursday, Saturday

Days/Location change on January each year

Pool and Safety Rules

An adult must accompany anyone under the age of 18 in the pool area. Children under the age of 3, or in diapers are not allowed in the pools.

Fitness Center at The Vistas

(Closes every Tuesday at 8:30pm for cleaning.)

Resident Hours

Daily
5:30am ~ 9:30pm

Guest Hours

Daily
11:00am ~ 9:30pm

MUST BE 18 OR OLDER TO ENTER THE FITNESS CENTER

Fitness Etiquette

Please wipe down the equipment after use, put equipment back when finished,
avoid dropping weights on the floor, keep free weight dumbbells and bars
in the free weight areas, refrain from wearing strong perfumes or colognes, no spitting.

Injury Policy

If you are injured while at a WVA facility, you must report it immediately to a staff member and fill out and sign an incident report, for possible insurance claim to be considered valid.

General Information

Helping Hands

All WVA residents are eligible to check-out misc. equipment: canes, shower aids and walkers. If you are in need of a seated walker, knee scooter or wheelchair a \$100 deposit is all that is required. You will need your resident ID in order to utilize this equipment located at the Vistas Recreation Center.

Donation Boxes

St. Mary's Food Bank

Located at the Vistas Rec Center.

Turkey Drive in November.

Valley View Community Food Bank

Toiletry items; shampoo, brushes, lotion, soap, etc. Located at the Vistas Recreation Center.

Lions Club

Donate eyeglasses & hearing aids

Reflection Garden

WVA has a beautiful reflection garden East of the Administration Office. You may contribute by purchasing an engraved brick. This garden is funded through donations.

For more information please contact the

Administration Office at

Reception@WestbrookVillage.org.

Copies and Faxes

You may have copies made and send/receive faxes at either recreation center. Contact the recreation center for current pricing.

RV Lot

The WVA RV storage area is located at 9233 W. Lakeview Rd. The RV lot is for WVA deeded homeowners who wish to store recreational vehicles (no automobiles permitted) and includes a dump station. This gated and secured area is accessible from 5:30 a.m. to 10:00 p.m. Please call the Administration office at 623-561-0099 for additional information and availability.

Multipurpose Lane

The City of Peoria has stated the following: several collector roadways within Westbrook Village are striped for an extra wide paved shoulder. This wide paved shoulder has been provided for Westbrook Village residents who often travel through the neighborhood using golf carts, bicycles, jogging or walking. Its purpose is to be shared by multiple users.

Westbrook Village Golf Club

The WV Golf Club independently operates two wonderful golf courses, The Lakes and The Vistas located within the Westbrook Village community. They have a variety of organized golf groups and memberships available to match your lifestyle. Each golf clubhouse offers an independently operated restaurant for your enjoyment. Please contact either Golf Clubhouse for further information at 623-566-4548.

Baby Furniture

Westbrook Village has an inventory of baby furniture such as highchairs, car seats, strollers, port-a-cribs etc., to rent for a small fee, to WVA Residents. Contact the Lakes Recreation Center for prices and availability at 623-566-6181.

WVA Annual Hosted Events:

WVA Car Show

WVA hosts an annual Car Show at the FALC in February. It is open to the public. Come out and enjoy the many types of classic, European, exotic, muscle cars, street rods and more.

Fine Arts Show

WVA hosts an annual Fine Arts Show at the FALC each March. It is open to the public.

If you are interested in participating as an artist contact one of the recreation centers for more information.

Home and Garden Show

If you are looking to improve your home or just something to do, look for the annual Home and Garden Show. Located at the Lakes Recreation Center in October.

Garage Sale

WVA hosts an annual garage sale in November. This is advertised in valley newspapers along with posting signs throughout the Community. To be included in the sale and to be on the map please contact the Vistas Recreation Center.

Arts & Craft Fair

WVA hosts an annual Craft Fair at the Vistas in November. It is open to the public.

Living with Animals in WVA:

Living with Coyotes

Coyotes live in both rural and urban areas throughout Arizona, Westbrook Village is no exception. Below are some tips for living with coyotes:

Don't leave your pets unattended

NEVER FEED COYOTES

Feeding coyotes attracts them back to the area, reduces their natural fear of humans and is against the law (the "No Feeding Wildlife Law" makes feeding coyotes illegal in Maricopa County).

Keep shrubs & branches trimmed to eliminate potential hiding places or shade for coyotes.

For more information on coyotes, visit the Arizona Game & Fish Department at www.azgfd.com

Dog Issues

Please be a courteous and a responsible pet owner.

Maricopa County's leash law prohibits you from allowing your dog to run at large outside your property at any time. Your dog must be confined to your home or property, whether inside the home or within an enclosed yard. When you take your dog outside of its confined area, it must be restrained on a leash that is no longer than 6 feet in length. The owner or person having custody of said dog shall be responsible for removal of any animal solid waste from community areas. Failure to do so can result in a \$250 fine.

Please pick up after your pets