



WESTLAKE VILLAS NEWS

Sierra Campbell, Editor



Annual Meeting - Your Vote Is Important!

Homeowners of Westlake Villas:

The Annual Meeting will occur on Tuesday, November 10, 2015 at 6PM in the Westlake Villas Clubhouse to elect three (3) members to the Board of Directors. The term of a director is two (2) years. Ballots were sent out to all Homeowners on October 1st. Each Unit gets one ballot. We currently do not have enough votes to hold a successful election. Please turn in your votes and if you need a new ballot, please contact Management right away.

Every vote matters!

Introducing the Westlake Villas Website!

Earlier this year the Board decided to hire a website designer to build a website that both Homeowners and Renters could have equal access to. Our hope with this Website is that it will allow everyone to feel more connected and increase the communication level between the Association, Management, Homeowners, and Renters.

On this website is important contact information, all newsletters from this year, forms, a community map, information about the property and more. The website will be continuously updated and overseen by Management. If you have suggestions on other information that you believe would be useful to the Westlake Villas Community, please contact Management. This is just the beginning, and were excited to see it grow!

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Friendly Reminder!

As of January 1, 2016 the dues are being increased to \$246. If you are currently using Pay Lease, or an automated withdrawal through your banker, please ensure that you update the withdrawal amount with them. If you have automated withdrawal or ACH with FirstService Residential, the amount will be updated for you. Now is also a great time to check and ensure your billing address and dues account are current by calling 1-800-428-5588 and speaking with a customer care representative.

Security And Safety Reminders

Often residents become comfortable and confident that their surroundings are completely safe and fall into a false sense of security. This leads to unlocked windows, valuables being left in vehicles and open garages. Management would like to remind homeowners and residents that while Westlake Villas has Paladin Private Security running patrols and an Onsite Management presence, these things do not prevent crime from taking place. Crime can take place anywhere at anytime. We want residents to feel happy and safe in Westlake Villas but we ask that they please be concise of their surroundings and remember the following.

- Always call the police first to report Crimes, and then Paladin.
- Lock your windows, balcony doors, and the door inside your garage that leads to your home.

Although your front door may be locked, criminals can still enter through a window by popping out a screen, they can also use a ladder to access your balcony doors, and if you accidentally leave your garage door open, and have not locked the door leading to the inside of your home, that gives them easy access to your belongings.

Visit paladinprivatesecurity.com to see more tips on keeping your home safe.

The following are some tips on how to prevent car break-ins. This time of year, vehicle break-ins spike due to holiday gift shopping.



Conceal All Your Valuables

Don't leave any "bait" out in plain sight for thieves; stow your valuables, electronics and accessories out of sight or bring them with you. Hide power plugs, iPod adapters and navigation mounts. In well over 90% of the time when thefts from vehicles occurred, something of value was left in plain sights

Stash Before, Not After You Park

Get in the habit of putting shopping bags and other valuables in your trunk right when you return to the vehicle, rather than after you park. Experienced thieves often stake out parking lots to watch for people putting items in their trunk.

Lock Your Doors

Close to 25% of thefts from vehicles nationally are from unlocked cars. Get into the habit of double checking locks.

Park for Visibility/Check Your Surroundings

Park in busy areas and avoid concealment from larger vehicles, fences or foliage. Always be alert and aware of your surroundings. Take a few seconds to look around. Is there a person sitting in a truck parked a few cars away? Does the area feel safe?

Most Stolen Items

GPS units and electronics items are the most common items stolen in car break-ins. Handbags, purses, wallets, gym bags, briefcases, backpacks, even empty bags or boxes and any other visible items are next on the thieves list.



CLUBHOUSE RENTALS!

Rental dates are going fast, call Management at 916-928-9900 to reserve a date today! For a copy of the rental application, please visit the Westlake Villas Website at WestlakeVillasHOA.com and go to the Forms tab.



November 2015

Sun. Mon. Tues. Wed. Thu. Fri. Sat.

1	2 <i>Trash & Recycling collection</i>	3	4	5	6	7
8	9 <i>Trash only collection</i>	10 <i>Annual Meeting 6PM</i>	11	12	13	14
15	16 <i>Trash & Recycling collection</i>	17	18	19	20	21
22	23 <i>Trash only collection</i>	24	25	26	27	28
29	30 <i>Trash & Recycling collection</i>					



2015 Meeting Schedule

All Open Session meetings start at 6:00PM in the Westlake Villas Clubhouse.

Homeowners are welcome and are encouraged to attend.

Tuesday, November 10th -Annual Meeting of the Association

The Board will resume Open Session Meetings in January 2016

Westlake Villas Clubhouse

4800 Westlake Parkway
Sacramento, CA 95835

Phone: 916.928.9900

Fax: 916.928.9937

Summer Office Hours:

Monday, Tuesday, Wednesday, Friday
9:00 AM to 5:00 PM

Management Works Off-Site on Thursdays

*Please remember that if you are a resident renting or leasing, your first point of contact should always be your Property Management Company or Landlord.

Management Staff:

Sierra Campbell, Community Manager, sierra.campbell@fsresidential.com

Donna Walters, Assistant Community Manager; donna.walters@fsresidential.com

FirstService Residential Customer Care Center: 1-800-428-5588

FirstService Toll Free 24 Hour Emergency Hotline: 1-866-596-4984

Pay Lease (Auto pay assessments): 1-866-729-5327 or support@paylease.com

Other Important Contacts:

Paladin Private Patrol: 916-331-3175

Davis Tow: 916-214-2000

Westlake Villas Insurance: Russo Insurance, Rick Russo, 1-800-281-7873

Board of Directors:

David Bonk, Board President

Cheryl Lamun, Vice President

Catherine Conidaris, Secretary

Karen Sims, Treasurer