

Westlake Villas

Professionally Managed by FirstService Residential

Edited by Donna Walters



Meet Your Neighbor Social Event: What a Success!

Thank you to everyone who came out to the Meet Your Neighbor event. We had a phenomenal turn out and are already planning our next adventure: **Summer BBQ!**

Please join us on **Saturday, June 4th from 12-3pm** for a Summer kick-off BBQ. Keep an eye out for future announcements and ticket info!

Resolving Neighbor Conflicts

The idea of a "home" and the personal activities that should be conducted can differ from one individual to another. These personal activities may occasionally cause conflicts between even the best of neighbors.

Courteous communication between neighbors is always the best—and preferably the first—approach in resolving differences. There is nearly always a middle ground to which everyone can agree, but it requires good communication from both neighbors to be successful.

If you have reached out to your neighbor to try to resolve any conflict and still believe there to be an issue, you may submit a formal written complaint to Management, addressed to the Board of Directors, detailing the events in question. Management will then determine if this dispute impairs the Association or if the conflict is solely between the neighbors.

If this is an item that is enforceable and is affecting multiple neighbors within the community, Management will proceed with the steps outlined in your Association's governing documents.

Upcoming Events

May 31st: Open Session Board of Directors Meeting

July 26th: Open Session Board of Directors Meeting

September 27: Open Session Board of Directors Meeting



Paladin Courtesy Patrol

Calling all resident eyes and ears!

Did you know Paladin is available to serve the Westlake Villas residents with unlimited dispatch assistance? If you have a problem while within the community, please call Paladin and they will send an officer to assist you.

If you see any vehicles parked within the Association after 8:00 PM, you can also call Paladin to report the unauthorized vehicle for towing.



Friendly Reminders!



Barbecue Safety Tips

As the warmer season approaches, we are seeing an increase in BBQ use in the community. In order to keep your spring/summer recreation safe, the fire department and your Community Manager offers the following barbecue safety suggestions:

- Use only approved charcoal lighting fluids on the community barbeques
- Always follow the manufacturer's lighting instructions
- Remember Section B-7 of the Rules and Regulations states, No Owner shall be permitted to place or use any flammable material, wood or charcoal burning device on his Patio or Balcony
- Inspect propane tank, lines, burners, etc., for leaks and unsafe conditions
- If an uncontrolled propane leak occurs, extinguish ignition sources, call 911 and stay away from the area
- Place a barbecue away from other combustible materials
- Wait two to three days before disposing of used charcoal (a cool-down period is needed)

*Please be courteous if you're using a community grill and clean it when you're finished.

Reporting a Maintenance Problem

When you notice a maintenance problem in the Common Area, please contact your Community Manager as soon as possible at **916-928-9900** and a vendor will be scheduled for the repair.

Should you note an item that is a property threatening **emergency**, after normal business hours, please contact Customer Care at **800-428-5588**. You will be forwarded to an answering service that will page the 24-hour on-call Community Manager or emergency response vendor.

Please note: Emergencies are generally safety issues, such as broken glass in the pool, broken pool gate, potential flooding or excessive watering of the Common Areas (sprinklers running longer than 30 mins, broken pipes, etc).

Your FirstService Residential Team

Westlake Villas
4800 Westlake Parkway
Sacramento, CA 95835

Spring/Summer Office Hours

Monday-Wednesday & Fridays
(Offsite on Thursdays)
9:00 AM to 5:00 PM

For Billing Questions:

800-428-5588 (Option 3)

For Account Related Items / Property Threatening Emergencies

Customer Care:
800-428-5588

Pay Lease (Auto Pay Assessments)

866-729-5327

Support@paylease.com

Community Manager

Sierra Campbell

Phone: 916-928-9900

Fax: 916-928-9937

Sierra.Campbell@fsresidential.com

Assistant Community Manager

Donna Walters

Phone: 916-293-4746

Fax: 916-608-3067

Donna.Walters@fsresidential.com

Paladin Private Patrol

916-331-3175

Davis Tow

916-214-2000






Westlake Villas Insurance

Rick Russo: 800-281-7873

Visit the community website at: <http://westlakevillashoa.com/>

April

2016

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
27	28	29	30	31	1 	2
3	4  Trash & Recycling collection	5	6	7	8	9
10	11  Trash only collection	12	13	14	15	16
17	18  Trash & Recycling collection	19	20	21	22	23
24	25  Trash only collection	26	27	28	29	30

*Please remember to put your trash and recycling bins away on the same day as trash pick up to avoid non-compliance with the Association. The City typically starts trash pick up around 6AM.

Visit the community website at: <http://westlakevillashoa.com/>