

Westlake Villas

Professionally Managed by First Service Residential



Call For Candidates!

The Annual Meeting will occur on Tuesday, November 15, 2016 at the Westlake Villas Clubhouse to elect three (3) positions to the Board of Directors. The term of a director is two (2) years. If you are interested in serving as a Director of the Westlake Villas Community Association, please contact Management for a questionnaire. The deadline to submit your questionnaire is September 19, 2016.

The ballots will be coming in the mail soon, so please keep an eye out for them!



Your Vote Matters

Did you know that your community is a non-profit corporation Registered with the State of California? As such, the membership elects the Board of Directors to conduct business in accordance with state law and the Association's legal documents. The Board of Directors is elected to make decisions, set policy and accomplish the Association's goals and objectives. The Board has the fiduciary responsibility to act at all times in the best interest of the Association. As you can see, the Board has a very important role in the community. All owners are encouraged to attend and participate in the board meetings. If you are looking for a way to get involved in your community, consider becoming a Board Member or starting a committee.

The gratification of protecting the investment made by all the owners in your community is great!

UPCOMING EVENTS

September 27: Open Session
Board of Directors Meeting, 6PM



Board of Directors

Homeowners Insurance

Are you covered?

Westlake Villas Homeowner Insurance Policy only covers certain items. If a loss were to occur in your home such as flood or fire, your personal contents and losses would not be covered under the Association's policy. Hotel costs, damaged items, loss of income, insurance deductibles, are just a few of the items that would be considered the homeowners responsibility to have coverage for. If you have questions about what type of insurance you should have, you can call the Association's Insurance Agent at 1-800-281-7873. They can also assist you with an existing policy and making sure you aren't paying for double coverage.

Get To Know Your Neighbor!

Introducing yourself to your neighbor is an easy way to improve your quality of life at Westlake Villas. You can make a friend, exchange keys to help have a spare ready in the event you need one, and help with any other issues you may encounter. Knowing your neighbors can make all the difference!

Friendly Reminders

Remember to report damages, and water leaks that occur in your home to Management as soon as they occur. Sending photo's with your report is a huge help and can speed up the repair process time.

Recently Management has noticed an increase in towing due to parking permits not being displayed in the vehicle. If you prefer not to hang the permit from the rear-view mirror, Management recommends taping it to your windshield or using a piece of velcro to attach it to your dashboard.

Household Pests

What are the most common household pests and what steps can I take to help keep my home pest-free?

Common household pests include insects such as ants, cockroaches, termites, flies, pantry pests and wasps as well as urban wildlife such as rodents, raccoons, bats and birds. Remember, most pests need food, water and a place to live. Eliminating any one of those elements will significantly help in controlling the pest. With that in mind, there are a number of steps homeowners can take to help keep their homes pest free:

- Clean regularly and reduce clutter inside and outside of your home.
- Keep foods such as flour, cereal, spaghetti and pet food in re-sealable containers with tight lids.
- Keep kitchens, dining rooms and other areas where food is eaten clean and free of crumbs.
- Sweep and vacuum often (especially in eating areas) to help eliminate food sources for some pests.
- Keep garbage areas clean and store garbage in sealed containers.
- Seal cracks, crevices and other gaps around doors and windows. Ensure all windows and doors are screened and that the screens fit snugly in their frames.
- Many pests need moisture to successfully live and reproduce inside your home, so limit their access to water or moisture sources by sealing cracks and leaks in pipes and faucets.



Construction Update

We're almost done!

Thank you so much to the community for your patience during this noisy, messy, and intrusive project. We know that this has been a long process, but that its so worth it for the community and were so excited to be nearing completion. We've completed 90% of the balcony, and roofing repairs. The paint still has quite a ways to go, but its going well! The gutters are all done, and the Association has upgraded most of its lighting to LED. LED lights will have less outages which will lead to less safety hazards and lower maintenance costs.

If you have any questions or concerns regarding the construction or about the crews, please feel free to contact Management.



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:
1-800-428-5588 (Option 3)

**For Account Related Items /
Property Threatening Emergen-
cies Customer Care:**
1-800-428-5588

**Pay Lease (Auto Pay Assess-
ments)**
1-866-729-5327

Support@paylease.com

Community Manager
Sierra Campbell
Phone: 916-928-9900
Fax: 916-928-9937

Sierra.Campbell@fsresidential.com

Assistant Community Manager
Stuart Reed
Phone: 916-293-4746
Fax: 916-608-3067

Stuart.Reed@fsresidential.com

Paladin Private Patrol
916-331-3175

Davis Tow
916-214-2000

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

AUGUST 2016

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

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

Recently Management has been receiving an increased amount of broken sprinkler reports. This is primarily due to the reconstruction and paint project. Our crews do their best to avoid any kind of disruption to the landscape but unfortunately there are some areas that just can't be avoided.

Thank you so much to the Westlake Villas Community for keeping an eye on our water usage by reporting these breaks. Water conservation is something that the Association takes very seriously. The Association is very excited to be converting the landscape to a drip irrigation system to help save water!

We would like to take this opportunity to provide guidance as to what areas of landscape are in fact the Association's. This will help Management know who to contact to get the irrigation fixed based upon where the break is located.

If you report to Management the location, regardless of if it is the Association's landscape or not, we will gladly contact the appropriate party to ensure that the break is fixed as quickly as possible and that no additional water goes to waste.

- The sections highlighted in yellow behind the community in the Walgreens parking lot belong to the Donahue Schreiber Management Company.
- The sections highlighted in red along Westlake Parkway, Hawk View Drive, and El Centro Road are areas of landscape that both sides of the sidewalk strip are solely managed by the Association. This means the landscape along the fence line and the grass across from it. (We do not manage any center median landscape areas.)
- The sections highlighted in both green and red along Boardgate Drive and Del Paso Road are areas of shared landscape. The inner portion of the sidewalk along the fence line that is marked in red is landscape that is managed by Westlake Villas, the outer portion of the sidewalk marked in green is managed by the Westlake Master Association.

We hope this clears up any confusion and greatly appreciate everyone's help with saving water!

