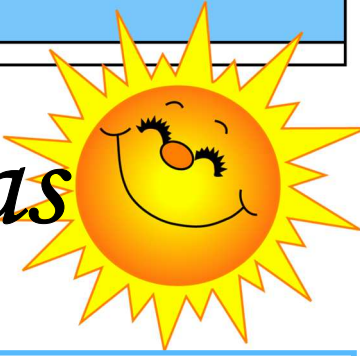


Westlake Villas

Professionally Managed by FirstService Residential



Call For Candidates!

The Annual Meeting will occur on Tuesday, November 14, 2017 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 a homeowner interested in serving as a Director of the Westlake Villas Community Association, please fill out the questionnaire being mailed to you or contact Management for a copy. The deadline to submit your questionnaire is September 18, 2017.



The Community will be holding its first ever Rummage Sale on Saturday, September 23, 2017 from 8:30am to 12:30pm in the Westlake Clubhouse, Front Walkway area around the clubhouse, and in limited parking in front of the clubhouse.

We currently have 30 slots available in which residents can reserve to sell their unwanted items. The spaces are measured out allowing residents room for either a 8'x10' tarp, or table that will fit within that space. To reserve your spot please **email** your request to the General Manager, Sierra Campbell, at Sierra.Campbell@fsresidential.com.

Please note that all reservation requests must be submitted in writing, we cannot accept reservations via phone call and no 'walk up' sales will be allowed. Once we have received your written request, a confirmation email will be sent back to you. Due to limited spacing these slots will go fast so make your reservation today to secure your spot! The cut-off date to sign up for the sale will be September 1, 2017.

On the morning of the sale event, each resident with a reserved slot will need to sign in with a member of the management team to show attendance. Owners who will be selling will be allowed to start setup at 7am, 1 ½ hours prior to the start of the event, in order to set up their sale items.

All vehicles will need to be **moved** from the marked parking spaces outside of the clubhouse by 6am.

We encourage all residents to come and participate! We hope to see you there! Please contact Management with any questions you may have.

Upcoming Events

July 25, 2017: Open Session Board of Directors Meeting, 6PM

September 29, 2017: Open Session Board of Directors Meeting, 6PM

November 14, 2017: Annual Meeting of the Association 6PM



Board of Directors

Reminders

New parking permits will be distributed at the end of year. Keep an eye on your mail for a notice with further details.

The Annual Meeting will be held on November 14th in the clubhouse. Ballots will be mailed to all qualifying homeowners to vote with. Every vote counts!

Servicing your HVAC annually can extend its life and keep it running efficiently.

You can rent the clubhouse for just \$25 an hour! Dates go fast, so call and book yours soon!

Keep your things and your home safe by keeping your garage door closed. Most crimes that occur in Sacramento are crimes of opportunity.

Fire Sprinkler Inspections This Month!

The Association is due for its Annual Fire Sprinkler Inspection. This inspection will require residents to be present in their home for a brief visual inspection of the sprinkler system. **Western States Fire Protection** will be conducting the visual inspection and exterior equipment testing. Homeowners that do not reside in their units are responsible for ensuring that their tenants are notified and comply with this inspection.

The inspection is brief and should only take a few minutes of your time. **This is a mandatory county fire code requirement.** Please see the schedule below for your inspection time.

If you are unable to be present during your corresponding time slot, please contact the Community Manager at 916-928-9900.

Please contact Management if you have any questions.

Day	Date	Time	Units
Monday	8-21-17	9am – 10am	101, 102, 103, 104, 105, 106, 107, 108, 109
Monday	8-21-17	10am – 11am	201, 202, 203, 204, 205, 206, 207, 208, 209
Monday	8-21-17	11am-12pm	301, 302, 303, 304, 305, 306, 307, 308
Monday	8-21-17	1pm-2pm	401, 402, 403, 404, 405, 406, 407, 408, 409, 410
Monday	8-21-17	2pm-3pm	501, 502, 503, 504, 505, 506, 507, 508, 509, 510
Monday	8-21-17	3pm-4pm	601, 602, 603, 604, 605, 606, 607, 608, 609, 610
Tuesday	8-22-17	9am – 10am	701, 702, 703, 704, 705, 706, 707, 708, 709, 710
Tuesday	8-22-17	10am – 11am	801, 802, 803, 804, 805, 806, 807, 808, 809, 810
Tuesday	8-22-17	11am-12pm	901, 902, 903, 904, 905, 906, 907, 908, 909, 910
Tuesday	8-22-17	1pm-2pm	1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009
Tuesday	8-22-17	2pm-3pm	1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109
Tuesday	8-22-17	3pm-4pm	1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209
Wednesday	8-23-17	9am – 10am	1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309
Wednesday	8-23-17	10am – 11am	1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409
Wednesday	8-23-17	11am-12pm	1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509
Wednesday	8-23-17	1pm-2pm	1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609
Wednesday	8-23-17	2pm-3pm	1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710
Wednesday	8-23-17	3pm-4pm	1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810
Thursday	8-24-17	9am – 10am	1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910
Thursday	8-24-17	10am – 11am	2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010
Thursday	8-24-17	11am-12pm	2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110
Thursday	8-24-17	1pm-2pm	2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210
Thursday	8-24-17	2pm-3pm	2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310
Thursday	8-24-17	3pm-4pm	2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410
Friday	8-25-17	9am – 10am	2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510
Friday	8-25-17	10am – 11am	2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610
Friday	8-25-17	11am-12pm	2701, 2702, 2703, 2704, 2705, 2706, 2707, 2708, 2709, 2710
Friday	8-25-17	1pm-2pm	2801, 2802, 2803, 2804, 2805, 2806, 2807, 2808, 2809, 2810
Friday	8-25-17	2pm-3pm	2901, 2902, 2903, 2904, 2905, 2906, 2907, 2908, 2909
Friday	8-25-17	3pm-4pm	3001, 3002, 3003, 3004, 3005, 3006, 3007, 3008, 3009

Your FirstService Residential Team

Westlake Villas
4800 Westlake Parkway
Sacramento, CA 95835

Spring/Summer Office Hours
Monday, Tuesday, Wednesday, & Fridays
9:00 AM to 5:00 PM
(Offsite on Thursdays)

For Billing Questions:
1-800-428-5588 (Option 3)

For Account Related Items / Property Threatening Emergencies Customer Care:
1-800-428-5588

Pay Lease (Auto Pay Assessments)
1-866-729-5327

Support@paylease.com

Community Manager

Sierra Campbell
Phone M/T/W/F: 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 2017

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3	4	5
9	7 Trash & Recycling collection 	8	9	10	11	12
13	14 Trash only collection 	15	16	17	18	19
20	21 Trash & Recycling collection  MANDATORY FIRE SPRINKLER INSPECTIONS	22 MANDATORY FIRE SPRINKLER INSPECTIONS	23 MANDATORY FIRE SPRINKLER INSPECTIONS	24 MANDATORY FIRE SPRINKLER INSPECTIONS	25 MANDATORY FIRE SPRINKLER INSPECTIONS <i>-Onsite Office Closed</i>	26
27	28 Trash only collection 	29 <i>-Onsite Office Closed</i>	30	31 <i>-Onsite Office Closed</i>	September 1st <i>-Onsite Office Closed</i>	

*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. If the city misses your pick up, please call 311 to arrange additional pickup.