



Westlake Villas

Professionally Managed by FirstService Residential



Upcoming Events

January 31, 2017: Open Session
Board of Directors Meeting, 6PM



Board
of Directors

2016 Board Accomplishments!

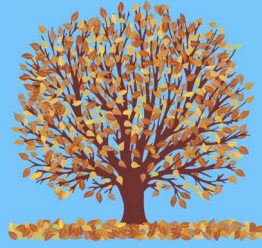
- * Conversion to LED Lighting on the street lights and alleyway lights
 - * Concrete repairs
 - * Balcony Repairs
- * Painting of Landscape Lighting Bollards
 - * Painting of all buildings
- * All new cardio equipment in the gym
 - * Gutter Upgrades
 - * Permanent Tree Stakes
 - * Roofing Repairs
- * Drip Irrigation Upgrades
- * Landscaping Upgrades
- * New BBQ's in the pool area
- * Common Area Enhancements
 - * Tree Pruning
 - * Spa Re-plastered
 - * Pool furniture repairs
 - * Pool Trellis Revival
 - * Improved BBQ Area's

Friendly Reminders

*Don't Forget! As of January 1st, 2017 the Westlake Villas Homeowner Dues will now be \$252 a month instead of the current \$246. If you are set up on automatic payment through PayLease or through your bank, be sure to notify them to adjust the amount of your monthly withdrawal. If you are using FirstService's ACH program, the amount will be updated for you.

*All lost and found items in the Clubhouse will be donated to Goodwill at the beginning of next year. If you've lost an item and are curious if we've found it, give us a call at 916-928-9900 and provide us with the description of your lost item.

*If you moved furniture or plantings off of your balcony while Blue Mountain was making repairs and putting new paint on the buildings, the work is now done. Please return all items to your balconies.



Trees, Trees, Trees!

From Monday, December 5th through Wednesday, December 7th BrightView Landscaping will be on the property giving the trees a haircut! The pruning services BrightView will be providing this year will reduce “Wind Sail” which makes it so the winter winds blow through the trees safely without pushing them over or causing limbs to break off. They will also be doing “Clearance Pruning.” Clearance Pruning is trimming away from buildings, lights and other objects.

FirstService Residential Contact Reminders

Management is only onsite on Mondays, Wednesdays, and Fridays from the months of October to March, 9am-5pm. To ensure you come by during a time when Management is available in the Clubhouse office and not on a site walk, or in a meeting with a homeowner, its best to call ahead and schedule a time. The clubhouse office phone number is 916-928-9900.

On Tuesdays and Thursdays, Management can be reached at 916-527-6158

The Assistant Community Manager, Stuart Reed is available Monday-Friday from 8am-5pm and can be reached at 916-293-4746.

FirstService Residential is closed on the weekends and the holidays. We have a 24 hour customer care center that remains open during these closures. They can be reached at 1-800-428-5588

Your FirstService Residential Team

Westlake Villas
4800 Westlake Parkway
Sacramento, CA 95835

Fall/Winter Office Hours
Monday, Wednesday & Fridays
(Offsite on Tuesdays & 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 M/W/F: 916-928-9900
Phone Tues/Thurs: 916-527-6158
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
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Davis Tow
916-214-2000


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

Christmas Tree Pickup

BrightView will be collecting Christmas Trees from the end of the alleyways in **January on Friday the 6th and Friday the 13th starting at 8am.** Please make sure the trees are set out near the curb at the end of the alleyway near the main drive as it is difficult to bring the tree trailer down the alleyways for BrightView.



December 2016

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