

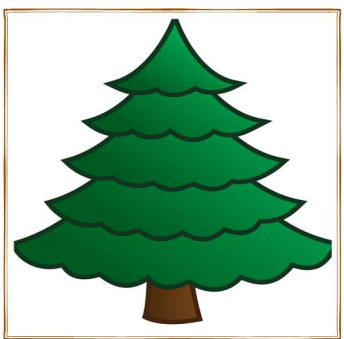


WESTLAKE VILLAS NEWS

Sierra Campbell, Editor

Trees, Trees, Trees!

From Monday, December 7th through Friday, December 11th Valley Crest will be on the property giving the trees a haircut! The pruning services Valley Crest 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.



Additionally, Valley Crest will be collecting Christmas Trees from the end of the alleyways in January on Friday the 8th and 15th 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 Valley Crest.

Annual Meeting Extension

Due to a lack of quorum, the Annual Meeting has been reschedule to January 5, 2016 at 6PM in the Westlake Villas Clubhouse. The Association needs 25% of the membership to vote in order to achieve quorum and have a successful election. Additional ballots will be sent out if quorum is not achieved prior to the rescheduled Annual Meeting date. Each additional mailing outside of the original set of ballots mailed in October is an unbudgeted cost for the Association. Please remember to vote and turn your ballot in using the instructed methods in the ballot package. If you need a new ballot, please contact the Community Manager at 916-928-9900.

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Friendly Reminder!

After 12/31/15 the old 2014 burgundy Parking Permits will no longer be valid. Please make sure you are using the new yellow 2016/2017 Parking Permit by the end of December. For more information on how to obtain the 2016/2017 Parking Permit, please call 916-928-9900.



Construction Update



Blue Mountain is making great progress on the property's balcony repairs and on interior repairs, and soon they will begin putting fresh paint on the exterior of the buildings. Some of the Frequently Asked Questions we have had so far are as follows:

Q. How long will the dumpster be by building 28?

A. At this time it is expected that the dumpster will remain in its current location for the course of the construction. We are working on having netting installed around the fence to help shield the view of the dumpster and storage stall. The location was chosen for several reasons after a survey of the property. The location impacts the least amount of parking spaces. Its is easily accessible and maneuverable for the dumpster pickup and storage pickup. Construction started at building 29 and 30, and is now going through in numerical order from buildings 1-28. The dumpster and storage are strategically placed for the path of construction.

Q. When will they get to my unit?

A. There is no set schedule for when they will arrive to your unit. We are unable to create a set schedule as we have no way of knowing how quickly or slowly we will get through each building. Blue Mountain will post a notice on your door for when it is your time to have interior repairs.

Q. Are the interior repairs necessary?

A. Yes, the repairs are necessary and mandatory. All repairs being made are life and safety and therefore are very important items. Legal action will be taken when necessary to gain access and the parties denying access will be responsible for legal fees.

Q. Are the balcony repairs necessary?

A. Yes the balcony repairs are necessary and are needed. The balcony is Association maintained and is not private property.

Q. I threw out my inspection notice that was placed on my door, who can I call to schedule my interior inspection?

A. Please call Wendy Benner at 916-871-2452.

Q. What improvements will I see from these repairs?

A. Most of the improvements won't be visual but what will be noticeable is the fresh paint on the buildings, new trim and new gutters.

Q. What will happen if I don't let them into my unit?

A. The Association will take legal action to gain access to the unit, and the resident of the unit will be responsible for the legal costs.

Q. Can Blue Mountain make the repairs on a weekend or in the evenings?

A. No, Blue Mountain is not contracted to work outside of business hours.

Q. Must I be present during the interior repairs and inspection?

A. Yes, at this time the resident of the unit must be present during the repairs and inspections for liability reasons.

Q. Will they need to enter my unit more than once?

A. Each unit will be different. Some units will only need to be accessed once, and some units may need to be accessed two or three times.

Q. How long until the whole project is over?

A. Currently the project is estimated to be finished in September of next year.

Q. Are the paint colors changing?

A. The paint color scheme is not changing, but fresh paint is being put onto the buildings.

Q. Are the open constructions areas water proof for the rain?

A. Any area that has not be waterproofed will be covered and taped off.

If you have any questions, please feel free to contact Blue Mountain or Management.



CLUBHOUSE RENTALS!

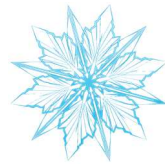


Rental dates are going fast for December, call Management at 916-928-9900 to reserve a date today! For a copy of the rental application, please visit the Westlake Villas Website at WestlakeVillasHOA.com and go to the Forms tab.

New Treadmills For The Gym!



Thank you to everyone for your patience and understanding while the gym was without treadmills. The existing treadmills were past their lifetime and had become a fire hazard and therefore no longer operational. The wait should be worth it



because the gym will now be stocked with 3 brand-new T1x-Matrix Treadmills by the end of December!!!

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.

Comcast Complete!

After months of contract negotiations and a little bit of construction work, Comcast is now officially providing service to the Westlake Villas Community.



Increase To Assessments

Don't Forget! As of January 1st, 2016 the Westlake Villas Homeowner Dues will now be \$246 a month instead of the current \$242. 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.

Holiday Courtesy Reminders

Please be mindful of the following so you and your neighbors can enjoy the holiday season.

Noise – As the weather improves, more residents start to enjoy their balconies & patios. All that we ask is that you please be mindful of your neighbors. Smoking cigarettes, listening to music, or enjoying a beverage is great, but please be considerate of those who live around you, as well as the time of day or night.

Cigarette Butts – If you smoke on your balcony or in the common area, please dispose of your cigarette butts properly.

Pet Pick Up – If you are a pet owner,

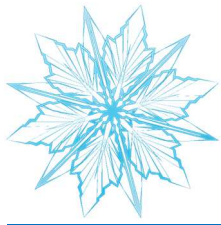
please be mindful of your pets when taking them outside to do their business. We get a lot of complaints about animal waste, and would like to take this moment to remind pet owners to please pick up after their pets. We have pet stations located throughout the property for your convenience.

Grills – Please remember to clean the community grill when finished using them so that your neighbor is able to use them when you're done.

Crime Awareness – Please make sure you always take proper precautions during this time year. Car break-ins and theft

increase during the holiday season. Safety can never be guaranteed, but most crimes are crimes of opportunity.

Courtesy Patrol – Paladin is available for the residents of Westlake Villas 24/7 including holidays. Westlake Villas has unlimited dispatch with Paladin, so they are able to come to the property as many times as needed. Their number is 916-331-3175. **Please note, if there is an emergency, please dial 911.** Paladin can be contacted for concerns such as loud neighbors, parking enforcement, parties, suspicious persons, safety concerns, anyone loitering on the property, or anyone in the pool after hours and more.



December 2015



<i>Sun.</i>	<i>Mon.</i>	<i>Tues.</i>	<i>Wed.</i>	<i>Thu.</i>	<i>Fri.</i>	<i>Sat.</i>
		1	2	3	4	5
6	7 <i>Trash only collection</i>	8	9	10	11	12
13	14 <i>Trash & Recycling collection</i>	15	16	17	18	19
20	21 <i>Trash only collection</i>	22	23	24 <i>Christmas Eve</i> <i>Office Closed</i>	25 <i>Christmas Day</i> <i>Office Closed</i>	26
27	28 <i>Trash & Recycling collection</i>	29	30	31 <i>New Years Eve</i> <i>Office Closed</i>	1/1/16 <i>New Years Day</i> <i>Office Closed</i>	



Westlake Villas Clubhouse
4800 Westlake Parkway
Sacramento, CA 95835

Phone: 916.928.9900
Fax: 916.928.9937

Winter Office Hours:
Monday, Wednesday, Friday
9:00 AM to 5:00 PM

Management Works Off-Site on
Tuesdays and 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.

2016 Meeting Schedule

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

Homeowners are encouraged to attend.

January 26th

March 29th

May 31st

July 26th

September 27th

November Annual Meeting -
To Be Announced

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

