

Westlake Villas

Professionally Managed by FirstService Residential



Upcoming Events

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

March 28, 2017: Open Session
Board of Directors Meeting, 6PM

May 30, 2017: Open Session
Board of Directors Meeting, 6PM

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

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



Board
of Directors

Don't Forget!

As of January 1st, 2017 the Westlake Villas Homeowner Dues will now be \$252 a month instead of \$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.

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.



Garage Security Reminder!

Many people keep their garage doors open during the day time, leaving valuables such as golf clubs and bikes easy targets for thieves. To protect your valuables and help maintain an attractive community, please keep your garage doors closed.

Trash Bin Information!

Westlake Villas garbage pickup is provided by the City Of Sacramento. If your garbage bin needs replacement or you would like to change sizes, you may contact the City by dialing 311 from a 916 area code mobile phone, or call them at (916) 264-5011.

You have the choice between a 30 or 60 gallon bin. The charge for the bins is a flat rate, no matter the size. The City no longer paints numbers on the bins, so Management recommends that you purchase number stickers from a hardware store and place them on your bin. If the City misses your collection, contact them directly and they will send someone back out that day or the following day by 6pm.

Many residents have reported their bins missing over the years. We recommend that to avoid this, you have numbers on your bins and you put them away as soon as the bins have been emptied on collection day.

If your bin is stolen, please ensure that it is reported to Paladin at 916-331-3175 and that you contact the City to order your replacement.

Dog Owner Courtesy's

Please leash your pets when walking them in public. Leashing your pet is not only for other pets safety, but for the safety of your pet as well.

Dog waste seems to be a growing problem at Westlake Villas despite the 4 pet waste stations located on the property. We need everyone's help to keep the community clean, so please clean up after your pets or report residents who are not cleaning up after their pets.



Soliciting Or Not Solicitors

If you are concerned that someone on the property is not soliciting and may be a threat to you or other residents safety, please call the Police immediately. If you feel it is a non-life threatening situation, please feel free to call Paladin Private Security at 916-331-3175.

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

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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

January 2016

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 Trash only collection 	3	4	5	6 <i>Christmas Tree Pick Up</i>	7
8	9 Trash & Recycling collection 	10	11	12	13 <i>Christmas Tree Pick Up</i>	14
15	16 Trash only collection 	17	18	19	20	21
22	23 Trash & Recycling collection 	24	25	26	27	28
29	30 Trash only collection 	31 <i>Board of Directors Open Session Meeting 6PM</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.