

# Westlake Villas

Professionally Managed by FirstService Residential

Edited by Donna Walters



## The Inaugural Westlake Collaboration Yoga Class

Wow! What a great turn out! Thank you to everyone from the Villas who attended. If you want to attend these FREE classes, there is still plenty of room for Westlake Villas residents.

Recently, the Westlake Villas Board of Directors collaborated with the Westlake Master Association and Guiding Fitness to provide a certified Yoga instructor to lead residents to zen. Yoga classes will be held at the Master Association's Clubhouse, across the street from the Westlake Villas community.

**Weekly yoga classes start at 7:00am on Saturdays and will run for a 50 minute period.**

The Association is offering the first 3 months completely free of charge! Following the first 3 months (depending on how many people attend or engage in the session) there may be a nominal charge of \$5 to \$10 per month per attendee, for continued use and to implement additional events and activities for members.

For those planning on attending the Yoga classes, please bring your own yoga mat, towel, waterbottle, and key fob. Key fobs will be used to identify members of the Westlake Villas Association.

*\*Due to the limited space, guests from outside of the community are not allowed to attend these yoga classes. Only current residents of Westlake Villas are permitted. These are also adult only sessions. We will send out an announcement if this changes in the future.*



\*Key Fob

## Upcoming Events

**March 29th:** Open Session Board of Directors Meeting

**May 31st:** Open Session Board of Directors Meeting

**July 26th:** Open Session Board of Directors Meeting



Board of Directors

## Paladin Courtesy Patrol

Calling all resident eyes and ears!

Did you know Paladin is available to serve the Westlake Villas residents with unlimited dispatch assistance? If you have a problem while within the community, please call Paladin and they will send an officer to assist you.

If you see any vehicles parked within the Association after 8:00 PM, you can also call Paladin to report the unauthorized vehicle for towing.



**Paladin: 916-331-3175**

Visit the community website at: <http://westlakevillashoa.com/>

## Friendly Reminders!

### Satellite Dish Rules Reminder

Many homes in Westlake Villas either do not face the right direction for the use of a satellite, or do not have an exclusive use location where a satellite can be installed.

For those residents that do qualify to have a satellite dish, here are a few friendly reminders about them.



- Satellite dishes cannot be mounted to walls or to railings. They must be on a free standing structure.
- Satellite dishes cannot be installed in the common area or landscape. They can only be placed on exclusive use patios or balconies (on free standing structures).

If you have a **dish on your balcony**, please be prepared to have it moved or for a **temporary loss of service during construction**. All balconies are being resurfaced and some will require reconstruction. Balconies will have to be completely free of any objects during reconstruction and resurfacing.

If you have any questions regarding the permitted locations of satellites, please feel free to contact your Community Manager.

\* Westlake Villas now has both AT&T and Comcast services as service provider options within the community!

### Common Area Do's and Don'ts!

We need all of our residents' help in keeping our community looking its best. Please do your part and remember to:

- Pick up after your pet and dispose of waste properly.
- Pick up litter you notice in the community and dispose of it.
- Make sure household trash is bagged, secured, and disposed of in a timely and appropriate manner.
- Remove miscellaneous items in the common area.

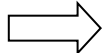
Thank you for taking pride in the appearance of our community. Your community spirit is appreciated!



Turn This



Into this!



Turn This



Into this!



## Your FirstService Residential Team

**Westlake Villas**  
4800 Westlake Parkway  
Sacramento, CA 95835

### Winter Office Hours

Monday, Wednesday, Friday  
9:00 AM to 5:00 PM

### For Billing Questions:

800-428-5588 (Option 3)

### For Account Related Items - Customer Care:

800-428-5588

### Pay Lease (Auto Pay Assessments)

866-729-5327

[Support@paylease.com](mailto:Support@paylease.com)

### Community Manager

Sierra Campbell

Phone: 916-928-9900

Fax: 916-928-9937

[Sierra.Campbell@fsresidential.com](mailto:Sierra.Campbell@fsresidential.com)

### Assistant Community Manager

Donna Walters

Phone: 916-293-4746

Fax: 916-608-3067

[Donna.Walters@fsresidential.com](mailto:Donna.Walters@fsresidential.com)

### Paladin Private Patrol

916-331-3175

### Davis Tow

916-214-2000

### Westlake Villas Insurance

Rick Russo: 800-281-7873

Visit the community website at: <http://westlakevillashoa.com/>

## Where does the Association's Responsibility End and the Homeowner's Begin?



**Dear Westlake Villas Community Association Owner:**

There seems to be some confusion surrounding the homeowner Association's insurance coverage and owner's personal insurance coverage. Moreover owners have been receiving misleading information from well intended Real Estate professionals, Escrow officers and other insurance professionals. To help clarify what the Master Insurance coverage provides, the Community Manager has compiled a brief explanation so that you are better equipped to purchase your own personal insurance; referred to as an HO-6 Policy.

**The First Step** - To clear up the confusion is to get the policy information straight from us, The Insurance Agent, for Westlake Villas Community Association. This information can be summarized in three (3) parts as follows:

- 1. PROPERTY:** Your Homeowners Association is responsible for insuring all structures including residential buildings, carports, common buildings, etc. This includes any of the following types of property contained within a residential unit or clubhouse. **Fixtures, permanently installed appliances, improvements and alterations that are part of the building or structure are included as well.** A \$5,000 deductible applies per occurrence.
- 2. LIABILITY:** With respect to the "**common area**" the Association may become legally obligated to pay for bodily injury, or property damage, for slip and fall or trip and fall accidents on the Association's common grounds. The Association also has a policy for Directors and Officers Liability, including coverage for Board appointed committee members, to cover "wrongful acts" alleged against Board members and committee members.
- 3. FIDELITY BOND:** This insures the Association dues and reserves from fraudulent acts committed by Board members and Management personnel.

**The Second Step** - Now that you have this information, below are a few recommendations that should be considered for your personal insurance. The proper relationship between the insurance for the Association and your personal insurance is critical, to avoid any gaps or possible duplication in coverage. *It will save you money as well.*

- **Personal Property:** Replacement cost coverage for your personal property. The Association has **no obligation** to cover your personal property under any circumstances.
- **Loss of Use:** Will pay for your living expense when your unit is unlivable due to an insured loss. The Association has **no obligation** for your extra living expense.
- **Personal Liability:** Pays for bodily injuries to other people or damage to their property if you are liable, resulting from unintentional acts committed by you or qualified family members; including acts of your pets.
- **Loss Assessment:- Recommendation:** This coverage would provide protection to you in the event that you are assessed by the Association to cover the deductible from an insurance claim. It is normally recommended to have a minimum limit of \$5,000.
- **Additions and Alterations:** Covers damage to the interior of your unit when the loss does not exceed the Association's deductible under by the Association's insurance policy. It is normally recommended to have a minimum limit of \$5,000.

We strongly encourage you to seek an insurance professional who specializes in community Association insurance. A knowledgeable agent will have a better understanding of commercial insurance and will be better able to assist in complementary coverage that will save you money.

**One final note** - We want to let owners know that we have partnered with [www.eoidirect.com](http://www.eoidirect.com) so that owners can sign up directly to obtain **certificates of insurance** for your lenders. If you receive a request from your lender for an updated certificate of insurance, go to the web site and sign up as an owner in Westlake Villas. You can then forward the necessary documents to your lender. Please contact the office if you need additional assistance or if you do not have internet access.

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# March

# 2016

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
28	29	1	2	3	4	5
6	7 Trash & Recycling collection	8	9	10	11	12 Yoga Class 7:00 AM
13	14 Trash only collection	15	16	17	18	19 Yoga Class 7:00 AM
20	21 Trash & Recycling collection	22	23	24	25	26 Yoga Class 7:00 AM
27	28 Trash only collection	29 Open Session Board Meeting In The Westlake Villas Clubhouse At 6PM	30	31	1	2 Yoga Class 7:00 AM

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

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