

February 2015

# WESTLAKE VILLAS NEWS

Sierra Campbell, Editor



## Vacant Seat On The Board!

Member Stephanie Bamberger has resigned from the Board of Directors effective January 14, 2015. Her time and commitment to serve the Westlake Villas Community over the past several years is greatly appreciated.

That said, the Board is asking that Homeowners who are interested in filling the Board vacancy for the remainder of Stephanie's term (November, 2015) send a candidate statement to Management no later than February 13, 2015. Please include your name, address, a short bio, and a paragraph about what you would like to accomplish by serving on the Board of Directors. Please note that candidates must be members in good standing.

### TIME LINE:

February 13, 2015: Candidate Statements must be turned in to Sierra Campbell, Community Manager. Statements may be delivered via email, fax, or in person (contact information provided below). It is the candidates responsibility to ensure that their candidacy statement has been received.

February 24, 2015: The Board will meet in executive session to review candidate statements and meet with candidates

March 31, 2015: The Board will meet in open session and consider the appointment of a new member to the Board of Directors. Immediately following the meeting, the Board will hold an organizational meeting to select Board positions for 2015.

Please feel free to contact Management if you have any questions or concerns regarding this process.

\*Westlake Villas Community Manager - Phone: 916-928-9900 - Fax: 916-928-9937

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

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### Don't Forget!

**For the safety of your home and your possessions don't forget to close your garage door when you're coming or going from your unit.**

## Friendly Reminders!

For both your safety and that of your pet please remember that dogs must be on a leash. The Community Rules and Regulations state the following “Whenever pets are outside of the residents Unit, they must be on leash and under the full control of the owner.”

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2014 Parking Permits will be good in 2015 until further notice.

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If you need a copy of the Associations Flood Insurance, you can contact Farmers directly by emailing Jennifer Windus Jenn@rickrusssoinsurance.com or by calling 916-791-1901

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Every week residents must undertake the tedious task of taking out the garbage before trash day. As a courtesy to your neighbors and in order to maintain an attractive community, please place your trash containers outside your garage the night before trash pick-up and properly store them as soon as possible after pick-up.

Trash containers are to be stored out of site no later than noon the following day.

## Where Can I Park?

The following are questions many homeowners and residents have concerns about:

Please remember that cars must be parked in the **garage first**. The garage cannot be converted or altered so as not to permit for vehicle parking. The Association will be conducting garage inspections to enforce this rule.

**What do I need to know?** Parking in the garage is the first option all homeowners/residents must adhere to All striped spaces in the Association are permit parking only. Vehicles using these spaces without a current parking permit can be towed at any point in the day.

**Where can my guests park?** Guest parking is marked by the front entrance. Guest parking is from 8:00AM to 8:00PM. After 8:00PM guest parking converts to permit parking only. There is no overnight guest parking in the association at this time.

**Where can I not park?** Parking in the alleyways or in front of fire lanes is strictly prohibited and is grounds for towing.

**Whose responsibility is it to obtain a permit?** It is always the Homeowners responsibility to ensure that they or their tenant has a current parking permit. Information is provided by the Community manager when passes are being changed. Once that information has been provided by the Community Manager to the Homeowner, it then becomes the Homeowner's full responsibility to ensure compliance.

If you see anyone in violation of the above rules, please feel free to contact Management with details such as the vehicle description and unit number in relation to the incident.

We hope that this has clarified some of the concerns regarding parking in the community.

# Dog Owner Courtesies | What Does the Board Do?

As a reminder to community members who have dogs, please leash your pets when walking them in public. As the pet owner, you could be cited by Animal Control Services for having an unleashed dog. Pets that are running loose could be picked up and taken to the animal shelter.

We all love pets for the companionship they provide, but nobody likes to step in their feces. Please remember the Association has conveniently placed doggie waste stations.

Both of these courtesies are enforceable by the Association. When you are a considerate pet owner and a good neighbor, the entire community benefits.



Did you know that your community is a non-profit corporation registered with the State of California? As such, the membership elects the Board of Directors to conduct business in accordance with state law and the association's legal documents.

The Board of Directors is elected to make decisions, set policy and accomplish the association's goals and objectives. The Board has the fiduciary responsibility to act at all times in the best interest of the association.

As you can see, the Board has a very important role in the community. All owners are encouraged to attend and participate in the board meetings. If you are looking for a way to get involved in your community, consider becoming a board member or starting a committee.

The gratification of protecting the investment made by all the owners in your community is great!

## Rules Help Maintain Harmony

The Rules and Regulations adopted by your association are intended to promote harmony and community values and protect each individual's right to enjoy his or her property. These rules and regulations are typically derived from the association's bylaws and CC&Rs and often are reflective of the California Civil Code, the Vehicle Code and city ordinances.

As no two sets of rules and CC&Rs are the same, some residents may find that what was acceptable in one community is prohibited in another. However, common to most every community is the fact that adults, children and even pets may find it necessary to modify behavior that may have been acceptable elsewhere. Non-compliance with the rules usually results in higher maintenance costs to the association and, therefore, to each individual homeowner.

The Board of Directors is striving to promote community harmony to maintain a lifestyle that preserves the high standards of the community for years to come. Through their support of these endeavors, residents can show their pride of ownership and a sense of community.

## Payment Options

Tired of signing checks? Busy schedule? FirstService Residential provides a safe and easy way to pay your monthly assessment automatically at no extra cost.

Your association is pleased to offer you the opportunity to pay your monthly association fees electronically. This electronic system uses the Federal Reserve System's Automated Clearing House (ACH) to facilitate your monthly payment and ensures that your association fees are paid on time.

If you would like to take advantage of this program, please call and leave your contact information on our toll free voicemail number at **1.800.428.5588 Extension 412** in order to request an application.

### PLEASE NOTE:

**It takes about four (4) weeks for the application to be processed once it has been received. Please continue to send us your monthly assessment until you receive written confirmation that your automated payment plan has been accepted.**

# Get Rid of Junk Mail...And Help Out the Environment!

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Americans receive almost 4 million tons of junk mail every year, amounting to hundreds of millions of trees being destroyed due to printing. Besides recycling this junk mail *after* you receive it, here are some ways to stop junk mail from ever being delivered to your door.

Register with the Mail Preference Service (MPS) to place yourself on their do-not-mail list. These lists are maintained by the Direct Marketing Association, which distributes the major national mailing lists to companies who send you catalogs, sweepstakes entries, credit card offers and other personally addressed mail.

Direct Marketing Association

ATTN: Customer Service Opt Out

1120 Avenue of the Americas

New York, NY 10036-6700

Eliminate credit card solicitations that arrive by mail by calling 1-888-5-OPT-OUT (1-888-567-8688). All three main credit reporting agencies will be notified to stop sending you credit card offers by calling this one number. The opt-out lasts five years, or you can request to be permanently removed from their lists. You can also call your credit card companies directly and ask them not to release your name, address or phone number to anyone for marketing, mailing or promotional purposes.

Call catalog companies you do not wish to receive mail from and ask them to remove you from their mailing lists. The 1-800 number may appear directly on the back cover or order form.

You may want to contact other companies to request that they do not release your name. These include your credit union and mortgage company; all magazines you subscribe to; groups you belong to; airline frequent flyer programs; cable companies, among others. Anyone who sends you a bill or who you order something from – over the phone, internet, or through the mail – may sell your name and address, adding to your junk mail.

Some mailed items are sent in bulk to every resident on a postal route and addressed to “Resident” or “Our Friends At.” Because your postal carrier cannot, by law, determine what you consider junk mail, you must contact individual mailers to remove your address. Here are a few:

ADVO (sales circulars and cards) – Visit <http://www.advo.com/consumersupport.html> and complete the online form.

Val-Pak Coupons – Fill out the online form at [http://www.coxtarget.com/mailexpression/s\\_DisplayMailSuppression-Form](http://www.coxtarget.com/mailexpression/s_DisplayMailSuppression-Form).

America Online – Call 1-800-605-4297.

Keep your name and address private by having an unlisted phone number. Or request that the phone company omit just your address in the phone book.

Avoid placing your address on surveys, raffles and product warranty cards. The main purpose of warranty cards is to provide your demographic and lifestyle information to marketers, who may send you more junk mail. Your warranty will still be valid if you maintain your proof of purchase.

For more information, please visit the City of LA’s Bureau of Sanitation website at [www.lacitysan.org](http://www.lacitysan.org).

# February 2015

*Sun. Mon. Tues. Wed. Thu. Fri. Sat.*

1	2 <i>Trash only collection</i>	3	4	5	6	7
8	9 <i>Trash &amp; Recycling collection</i>	10	11 <i>Booster Pump Maintenance 8am-12:30pm</i>	12	13 <i>Deadline for candidates statements</i>	14
15	16 <i>Trash only collection</i>	17	18	19	20	21
22	23 <i>Trash &amp; Recycling collection</i>	24 <i>Board Of Directors Executive Session Meeting</i>	25	26	27 <i>Striping Work 8am-3pm Buildings 17-30</i>	28
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**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

Tuesdays & Thursdays  
Management is Working Off-Site

\*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.

# 2015 Meeting Schedule

All Open Session meetings start at 6:00 pm in the Clubhouse.

All homeowners are welcome and are encouraged to attend.

Tuesday, January 27<sup>th</sup>

Tuesday, March 31<sup>st</sup>

Tuesday, May 26<sup>th</sup>

Tuesday, July 28<sup>th</sup>

Tuesday, September 29<sup>th</sup>

Tuesday, November 10<sup>th</sup> (Annual Meeting)

## Management Staff:

*Sierra Campbell, Community Manager, [sierra.campbell@fsresidential.com](mailto:sierra.campbell@fsresidential.com)*

*Donna Walter, Assistant Community Manager; [donna.walters@fsresidential.com](mailto: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](mailto: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*

*Catherine Conidaris, Vice President*

*Cheryl Lamun, Secretary*

*Karen Sims, Member at Large*