



Defect Litigation Settled!

On Tuesday February 24, 2015, Charles Litt of Fenton Grant informed the Board of Directors that a settlement offer had been reached in favor of the Association. The Board voted to approve the settlement offer and proceed with collection.

The following is a letter from Fenton Grant regarding the settlement:

March 3, 2015

Dear Homeowner:

As you know, the Westlake Villas Community Association filed a lawsuit against the Developer for construction defect of the common area property. Please be advised that the Association has reached a negotiated settlement of the claims. Defendant are tendering three million six hundred thousand dollars to the Association in exchange for a full and final release.

The parties have reduced the terms of the settlement to writing and are in the process of obtaining the necessary signatures. We expect funds will be received by the Association within the next sixty days. Once the funds are received, the Association will file a request for Dismissal in Sacramento Country Superior Court (Case No. 34-2011-000106833).

The Board of Directors is in the process of

selecting a construction manager to assist with the reconstruction process. Once the scope of the repairs has been determined, the construction manager will issue bid packages to several local general contractors. The general contractors will thereafter submit bids to perform the work. The Board, with the assistance of the construction manager, will select the contractor that is best qualified for the job.

The Association is required to provide the membership with a general description of the defects that will be repaired and when those repairs will take place. The repair of any safety and exterior waterproofing issues will take priority. We will provide the membership with an amended disclosure once the final scope and time frame for the repairs has been determined.

On behalf of our firm and the Board of Directors, thank you for your patience during this process. If you have any questions or concerns, please feel free to contact us.

-Fenton Grant Mayfield Kaneda & Litt, LLP

*Contact information is available upon request from your Community Manager. A Hard copy of the above was sent to all Homeowners on 3/3/15.

Inside this issue:

Back In The Swim Of Things	2
Briefly....	2
March Calendar	3
Resolving Neighbor Conflicts	4
Association Projects	4
Trash Bin Information	4
Association Information	5

Don't Forget!

Always read new signs that have been posted on the property or in the mail room. They are notifications for property related work and will most likely apply to you.

We also post important information and updates on the bulletin board in front of the Clubhouse.

Back In The Swim Of Things

Summer is right around the corner, which means it's almost time to get back into the pool for many of us. To ensure that all residents enjoy the pool amenities this summer, please take a moment to review your community pool rules. Also, please make certain that your children and guests know and follow the rules.

In addition to following the community pool rules, remember to always maintain constant visual contact when a child is even remotely close to water. According to a report by the U.S. Consumer Product Safety Commission, of all preschool children who drown, about 70% are in the care of one or both parents.

Did you know ...

- Children associate water with play, not danger.
- Drowning is silent. Because young children do not fear the water, there is no splashing or yelling to alert anyone.
- It takes only a few seconds for a child to drown. Drowning can happen while someone is answering the phone or doorbell or checking on food being cooked.

Briefly.....

Speed Limit: For your safety and that of others, we require that visitors, guests, and vendors maintain reasonable speed in the community. The speed limit in Westlake Villas is 10 Miles Per Hour. If you are concerned about speeding, and have useful information regarding anyone abusing the speed limit, please contact Management.

Swimming Pool/Spa: Pool rules and hours of use are posted. The Pool/Spa is for the use of homeowners, renters and their guests. All visitors and guests resident. Children under the age of while in the spa.

Payments (Checks): When writing number on the check. This is our

Communication: If you have a ten-communicate with them important infor-as rules, maintenance, and other dents. If you are a renter, make sure you're renting for these things.

Parking/Towing: Remember if you need a copy of the Association's Parking Rules, you can always request it from your Community Manager.

Security: Many people keep their garage doors open during the warmer months, leaving valuables such as golf clubs and bikes easy targets for thieves. To protect your valuables and help maintain an attractive community, please do your best to keep your garage doors closed.

Feedback: Your feedback and input is extremely valuable to us. It lets us know what is important to you as a resident. We invite you to share your ideas and thoughts about the neighborhood. We exist to serve you, the members of the Association, so let us know how we are doing!



must, be accompanied by the host
14 must be accompanied by an adult

checks, please, always place your unit
primary method of tracking.

ant in your unit, make sure you com-
mation about the Association, such
items that pertain to them as resi-
you ask the Homeowner of the unit

March 2015

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

1	2 <i>Trash only collection</i>	3	4	5	6	7
8	9 <i>Trash & Recycling collection</i>	10	11	12	13	14
15	16 <i>Trash only collection</i>	17	18	19	20	21
22	23 <i>Trash & Recycling collection</i>	24	25	26	27	28
29	30 <i>Trash only collection</i>	31 <i>Board Of Directors Open Session Meeting 6pm</i>				

Resolving Neighbor Conflicts

The idea of a “home” and what activities are to occur there differs from one individual to another. These different activities may occasionally cause conflicts between even the best of neighbors. Communication between neighbors is always the best—and preferably the first—approach in resolving differences. There is nearly always a middle ground on which both neighbors can agree, but it requires someone to take the first step to approach the other party.

If communication is unsuccessful, check your rules and regulations or CC&Rs to determine if the undesirable activity is prohibited by these documents. If it is, you may submit a written request to the Board of Directors, who will begin the violation process to gain the neighbor’s compliance with the rules.

If the specific activity is not addressed in the rules and regulations, you may speak with your community manager to place the conflicting activity on the agenda for discussion at the next board meeting.

Trash Bin Information

Westlake Villas garbage pick up 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 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 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 possible.



Current & Future Projects for the Association

2015 has been and will continue to be a busy year for the Board and Management.

So far in 2015 we have completed;

- Phase 2 of the striping project on buildings 17-30
- All of the Association’s gutters were cleaned
- The landscapers completed all winter hard pruning on plants that required it so they will look beautiful in an appropriate size in the spring
- The Board approved the settlement of the Construction Defect Litigation

- Gym equipment repairs were made

What's coming next?

- Property Renovations
- Additional parking signs
- Pool Furniture repairs
- Clubhouse rental agreement changes

...and many more improvements and projects!

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.



Westlake Villas Clubhouse

4800 Westlake Parkway
Sacramento, CA 95835

Phone: 916.928.9900

Fax: 916.928.9937

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 27th

Tuesday, March 31st

Tuesday, May 26th

Tuesday, July 28th

Tuesday, September 29th

Tuesday, November 10th (Annual Meeting)

Management Staff:

Sierra Campbell, Community Manager, sierra.campbell@fsresidential.com

Donna Walter, 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

Catherine Conidaris, Vice President

Cheryl Lamun, Secretary

Karen Sims, Member at Large