

June 2015

WESTLAKE VILLAS NEWS

Sierra Campbell, Editor



The Board Needs You!

Westlake Villas Board of Directors is charged with protecting, preserving and enhancing the common assets of the community. This is not an easy task considering a large majority of our owners may not live on site and often residents are unaware of the property value or rules set in place.

If your Board of Directors is to do its job, and help protect the property values, then you, the homeowner, should do everything you can to assist the Board in accomplishing the Associations goals. After all, if the Board does its job well, then all the homeowners benefit!

In order to help maintain the property values of Westlake Villas and become an involved member in the Community:

- Remember to send in your candidate statement if you wish to serve on the Board of Directors. Election time is around the corner!
- Obey the governing documents and ensure your tenants are aware of them. (CC&R's and the Rules & Regulations).
- Attend Board of Director meetings.
- Report Violations of the governing documents (in writing) to Management.
- Participate in the Annual Meeting by attending and sending in your vote!
- Communicate with the Board in writing, through the Management company.
- And most importantly, take pride in your community!

If we all do our part, Westlake Villas will continue to grow as a community and maintain its property value.

***Remember to watch for election notices via email and snail mail!**

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Did you know?

Management has a lost and found in the Clubhouse Office. Please email, or call Management and provide a description of your missing object. If your description fits that of an item in the lost and found, Management will arrange a time for you retrieve it from the Clubhouse Office.

***Contact Information: 916-928-9900
Sierra.Campbell@fsresidential.com**

Pool Season Reminders!

It's that time of year again! Starting the first Week of June, Westlake Villas will have a full time pool monitor, 7 days a week. The pool monitor will request to see your key fob, ask that you sign in and what your unit number is. Their primary role as a pool monitor is to ensure that everyone is able to enjoy the pool peacefully and safely. The following are some of the things the pool monitors will be looking for.

- ◆ Ensure children have adult supervision
- ◆ Prevent children from running, diving and rough play (playing is permitted to a certain extent, as long as it is safe and cannot disturb other residents enjoying the pool)
- ◆ Prevent Alcohol Consumption, Loud Music, and Smoking
- ◆ Ensure the cleanliness of the pool area
- ◆ Ensure that residents don't exceed the allotted amount of guests (four guests per unit)
- ◆ Remove intruders

Just a friendly reminder the code to access the restrooms is 521.

WESTLAKE VILLAS POOL RULES AND REGULATIONS

HOURS: 6:00AM -10:00PM

REGISTRATION: Homeowners and residents must be properly registered with the Association Management in order to use the pool-patio amenities.

GUESTS: The number of guests shall be limited to no more than four (4) persons per unit so that other residents may have reasonable use of the pool-patio facilities at all times.

NO ALCOHOLIC BEVERAGES: Alcoholic beverages are not permitted in the pool area. No food or beverages of any kind shall be in the water at any time.

NO GLASS CONTAINERS

NO SMOKING PERMITTED

RADIOS: Radios, record player and other audio devices are not permitted in the pool-patio areas unless they are used with earphones.

SWIMMING/SPA ACTIVITIES:

- a) Follow all posted guidelines.
- b) All bobby and hair pins must be removed before entering the pools.
- c) No horseplay of any kind is permitted in the pool-patio areas.

PATIO FURNITURE: Patio furniture shall always be returned to the original location and adjustments. Towels should be used to avoid suntan lotions from contacting the surface as this will accelerate the wear of the furniture.

BE COURTEOUS AND SHARE: The Pool-Patio amenities are for the use and enjoyments of all residents and their guests.

ENFORCEMENT OF POOL RULES: You can contact Paladin Private Security anytime at 916-331-3175 for assistance in enforcing all pool-patio rules and regulations.

Get Involved, Stay Informed, Do Your Part

When most decide to buy a home and live within a community association, the last thing that probably came to mind was the possibilities that community association living presented. After all, anytime a group of homeowners work together for a common goal, practically *anything* is possible. From increasing our community's aesthetic appeal and eliminating neighborhood crime, to creating a more influential voice in regional issues, the opportunities to benefit from being a part of a community association lie waiting to be seized. The possibilities are limited only by our ability to work *together*. Unfortunately, without a clear understanding of *how* and *why* our community association operates, those possibilities will elude us. When we can grasp the theory that underlies our governing documents and the reasons that our Board and Management company *must*, at times, do what they do, then we take a giant step towards realizing the potential of the community. A community association is no different than any other organization. In order to succeed and reach its potential, it needs the support and *involvement* of its members. Just think of the goals that can be achieved when we *all* work together for the betterment of our community. Instead of perceiving an association as an obstacle to overcome, try thinking of it as a tool to help us create a more comfortable life-style. But, like any tool, you need to learn how to use it effectively before it can do any good. Get involved, stay informed and do your part. You won't be sorry!

Littering

Did you know that many people think that cigarette butts are biodegradable and so is a lot of litter?!?! This is a myth. Each year smokers worldwide litter 4.5 trillion cigarette butts. That's over 8 million every minute. That's so many that if you stacked them on top of each other, end to end, they would stretch to the moon and back.....150 times. Cigarette butts and other litter finds its way into storm drains, many of which end up in our waterways.

Management, Valley Crest Landscape, and Janitorial Services are constantly battling the debris and litter left in the Community. Please, if you have an opportunity to remove trash, lend a helping hand to the community and environment and remove it. If you know of an area that needs immediate attention and you are unable to help, please contact Management and we will send someone out to address it right away.

Recently, Management and Janitorial Services have been seeing an increase in litter, especially cigarette butts. If you see someone littering, please contact Management and provide the date, time, location and unit number in connection with the incident.

Thank you for your community involvement!

Dumping anything other than water in the landscape can kill it. Soapy water from your car wash, oils, paint, etc. Even setting something on top of the shrub or stepping on it can cause the plant to die or cause serious damage leaving the shrub misshapen.

Management walks the property every Friday with a Landscaper to review the landscape and make improvements or replacements. Recently, we have seen an increase in dead shrubs and it is evident that they have been killed by substances other than water being poured over them or from being crushed. We've also seen sections of damaged shrubs that have been stepped on or run over in the alleyways.

When a shrub dies, it can be costly to have it removed and replaced. These are often considered unanticipated costs to the Association. While we do plan for plant replacement costs, we always want to try and prevent them as much as possible.

We want to avoid these unnecessary costs and keep the landscape healthy and beautiful.

If you see this happening or any damage being done to the common area landscape, please report it to the Management.

June 2015

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

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



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, July 28th

Tuesday, September 29th

Tuesday, November 10th (Annual Meeting)

Westlake Villas Clubhouse

4800 Westlake Parkway
Sacramento, CA 95835

Phone: 916.928.9900

Fax: 916.928.9937

Summer Office Hours:

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

Management Works Off-Site on 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.

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