

July 2015



WESTLAKE VILLAS NEWS

Sierra Campbell, Editor



Annual Meeting Around The Corner!

The Annual Meeting will occur on Tuesday, November 10th, 2015 at the Westlake Villas Clubhouse to elect three positions to the Board of Directors. The term of a director is (2) two years. If you are interested in serving as a Director of the Westlake Villas Community Association, please contact Management for a questionnaire.

Ten Reasons to Volunteer for the Association

Protect your self-interests. Protect your property values and maintain the quality of life in your community.

Correct a problem. Have you noticed increased speeding throughout the community, or would you like to see improvements within the common area?

Be sociable. Meet your neighbors, make friends and exchange opinions.

Give back. Repay a little of what has been done for you.

Advance your career. Build your personal resume by including your community volunteer service.

Have some fun. Association work is not drudgery. It is fun accomplishing good things with your neighbors.

Get educated. Learn how its done—we will train you.

Express yourself. Help with creative projects like community beautification.

Earn recognition. If you would like a little attention or validation, your contributions will be recognized and celebrated.

Try some altruism. Improve society by helping others.

Homeowner Web-Site Registration Information

Did you know you can pay your homeowners dues online or set up auto pay?

To access the FirstService Residential Westlake Villas web-site go to <http://california.fsrconnect.com/register>. You will need your unique access code to gain access to this web-site which can be obtained by emailing Customer Care at Customer-Care.ca@fsresidential.com or by contacting your Community Manager. Once you are set up you can go directly to <http://california.fsrconnect.com/westlakevillas> to set up auto pay, get information on selling or re-financing your condominium and other services provided by the site. If you have any questions, please contact FirstService Residential's customer care department at 1-800-428-5588.

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Did you know?

Currently the Community only has AT&T servicing the property for TV and internet but because of the hard work of your Board of Directors, Comcast will be providing service to Westlake Villas by the end of the year!

If you have any questions regarding AT&T or Comcast, please feel free to contact Management.

Keep Your Home Safe While On Vacation

As the summer heats up, many of you will escape the daily grind and head out on a well-deserved vacation. But before you hit the road, take a few precautions so your home isn't enticing to thieves or susceptible to fire and other disasters. Not only is having your home vandalized or burnt to the ground a highly unpleasant way to return from a trip, but it also puts the rest of the association at risk, as these problems have the potential to spread quickly throughout the neighborhood. So, before you take off, consider implementing these safety tips to keep your home and our community secure.

Call on friends for help. If you're going to be away a week or more, ask a trusted friend to check on your house every day or two—or better yet, housesit—while you're gone. Not only will they make sure nothing happens to your home, but you might also ask them to bring in your mail and newspapers, water plants or even feed Fluffy. Of course, it's a good idea to let your neighbors know a friend is monitoring your property so they don't call the police to thwart a perceived "break-in."

Set your lights on a timer. Leaving your house unlit for days on end is a sure sign to burglars that it's empty, but so is keeping the lights on 24-7. A good way to handle the lights on/off conundrum is to set them on a timer that's scheduled to simulate your regular routine. Of course, if the lights seem a bit too simulated, that can be another telltale sign, so it's a good idea to set the timers in individual rooms on staggered schedules to make the light coming from your home seem more natural.

Stop your mail and newspaper. Nothing screams "nobody's home!" like a pile of newspapers strewn about your doorstep or an overflowing mailbox. So, if you can't get a friend or neighbor to collect them for you, it's best to have your mail and paper stopped if you're going to be out of town for awhile.

Don't leave the spare house key lying around. That fake rock where you keep the extra house key isn't as discrete as you think. Whether you keep a spare under your welcome mat, above the door frame or in a hide-a-key contraption, chances are it will take the nefarious types five minutes flat to find it and gain easy entry to your house. So take it with you, let a friend hold onto it or put it in a safe place inside your house, even if you're worried about losing your other keys. Because when it comes down to it, calling a locksmith is less traumatic than calling the police.

Make a last-minute checklist. Are all the windows and doors locked? Stove and oven turned off? How about all the faucets? Are the electronics unplugged and valuables secured? Take five minutes before you leave to ensure your house is vacation-ready. Another run-through of the house may seem unnecessary if you did it earlier in the day, but knowing you've left your house as safe as possible will help you kick back and have a great vacation.

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Stay Safe In The Water

Swimming is one of the many joys of summer, and we hope you're able to make good use of the association's pool. While we want to make sure all our residents and guests have fun in and around the water, our top priority is safety. Please take note of the association pool rules, and follow them to help keep everyone safe.

Pool rules promote safety, but safety is largely up to you: it's important to take precautions and be prepared for emergencies.

Make sure you, your family and your guests know how to swim properly. If you don't, there are plenty of swimming classes for people of all ages.

Always supervise children while they're around the pool, no matter how well they can swim. It only takes one misstep for someone to get hurt.

Take note where the reach pole, emergency phone and life preservers are located in the pool area. Most importantly, consider learning CPR if you haven't already. This simple life-saving technique could save a life should an accident occur.

There's plenty of fun to be had at the pool, and knowing how to stay safe in the water will help make this a great summer. For more safety tips, go to www.poolsafely.gov.

Guiding Fitness Survey

Many of you should have received a letter and survey from Westlake Villas in the month of June. Enclosed was a survey to measure the interest of the current residents in having a company call Guiding Fitness teach fitness classes at Westlake Villas. The deadline to complete the survey is July 18th. If you did not receive the survey and wish to participate, please contact Management for a copy.

Your opinion and feedback matters!

Duties of The Board of Directors

Your Board of Directors is charged with maintaining, preserving and enhancing the common assets of the association. In order to perform those duties your Board depends upon the advice and counsel of experts in various fields of community association management: Your management company, attorneys, landscapers, insurance specialists, etc. When making decisions regarding the community, the Board is expected to consider all the facts and factors involved in the issue and make the best business decision possible. Sometimes those decisions may not appear to be in the best interests of all of the owners, however if each owner understood all of the underlying issues that go into making the decision, they would understand that the board's choice of action is usually the most practical and well thought out. In addition to dealing with insurance, maintenance, financial and contractual decisions, the board must also balance their positions on the board with their role as a homeowner. If assessments are increased that means they are increased for them also. If rules are enacted, that means they have to obey them, too. Being a board member does not grant one immunity from the responsibilities of living in an association. In fact, serving on the board reflects just how seriously they take that responsibility. So, please keep in mind that your board members are actually doing "double-duty" for your community: they serve as board member and neighbor...and they deserve a heartfelt "thank you" for all of their contributions to our community.

*****If you are interested in volunteering for a committee or joining the Board, please contact Management*****

Energy Conservation

Energy bills—like the temperature—always rise in the summer. But don't fret: While there are big fixes* you can incorporate to make your home more energy-efficient, there are also many inexpensive energy solutions, as well as some simple and free steps that you can take to cut down on costs and save money.

Turn it up. Set your thermostat as high as possible. Start with 78 degrees when at home and 85 degrees when away. For each degree above 72 you set the thermostat, you save between 1-3 percent. Be sure to take into consideration your health and comfort, and drink plenty of fluids to stay hydrated.

Circulate air. Use fans to create cool breezes and keep the air moving in your home. Ceiling fans, in particular, can create enough air movement to make it cooler by at least four degrees. This could translate into a significantly lower monthly electric bill, as ceiling fans only use about as much energy as a 100-watt light bulb.

Shut the shades. Windows allow a lot of heat into your home. Keep drapes and shades closed during the day to keep the temperature down.

Open nights. At night, if it's cooler outside than in, open your windows! Not only will this bring some fresh air into your home, it will give you a chance to turn off that AC. Also, be sure to close your windows in the morning to keep the cooler air in longer.

Wash and dry wisely. Run only full loads when using your dishwasher or washing machine. Whenever possible, run those appliances during off-peak hours or when your air conditioner is turned off or barely running, which typically is during the evening, to save energy. Use the clothes dryers' moisture-sensing automatic drying setting if it has one, and clean your clothes dryers' lint trap after each use.

Unplug. Electronics—such as TVs, DVDs, chargers, computers, printers and other devices—use electricity even when they are turned off. By unplugging these devices when you're not using them, you only save a few watts, but they quickly add up to bigger savings over time. Use a power strip for multiple devices, and switch it off before you go to bed. Also, turn off lights in unoccupied rooms.

Plan pool time. If you have a pool, shorten the operating time if possible. Switch the pool filter and sweeper operations to off-peak hours and during nighttime if the pool has automatic cleaning settings.

*As always, be sure to consult with the association to get approval for any major renovations on your home.

July 2015

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

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



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