

August 2015



WESTLAKE VILLAS NEWS

Sierra Campbell, Editor



Town Hall Meeting Announcement

Westlake Villas will be holding a Town Hall Meeting in the Clubhouse on Wednesday September 2, 2015 at 6:00PM to discuss the paint/construction work that will be taking place at Westlake Villas over the course of this year and next year. This meeting will be an opportunity for you to ask questions and address your concerns with the help of the Community Manager, The Board of Directors, and Blue Mountain Construction. Light refreshments will be served. The Town Hall is open to all residents, tenants and homeowners of Westlake Villas. RSVP's are appreciated.

In order to prepare for the upcoming paint and construction project at Westlake Villas and in an effort to increase Managements level of communication with homeowners and renters, we ask that you please complete a Homeowner Occupied Information Form and/or Tenant Occupied Information Form. You should have received both in the mail. They were all sent to all tenants. If you are a homeowner and are renting out your unit, please complete the Tenant Occupied Information Form and make sure all of your contact information is included on the form. If you are a homeowner and are currently occupying your unit, please complete the Homeowner Occupied Information Form. The completed forms can be returned to Management via email, mail, fax or drop them off at the Clubhouse. You can also turn them in at the Town Hall Meeting if you choose to attend.

Additionally, updated contact information will be required later this year in order for you to obtain the 2016/2017 Parking Permits. Parking Permits will be distributed in November and December.

Please feel free to contact Management if you have any questions.

We look forward to seeing you there!

***Please note that the Town Hall Meeting is only to discuss the paint and construction project, any other concerns must be addressed with Management at another time.**

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Did you know?

During the pool season many items are left behind at the pool? Jewelry, towels, goggles, toys and more. Management keeps all of these lost items in the Clubhouse during the pool season as long as they are a storable size. Please contact Management if you've lost an item at the pool or on the property to see if it's in the Clubhouse Office.

The Importance Of Having Your HVAC Unit Serviced

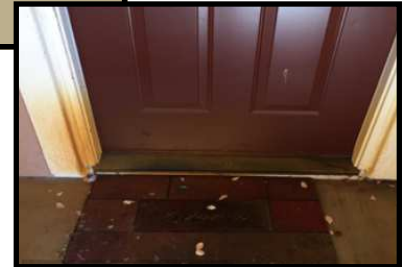
Did you know that HVAC Units need to be serviced in order for them to live their full lifetime or run properly? Many Homeowners do not have their units serviced annually or at all and this can lead to expensive repairs or full replacement costs. Replacements can range anywhere between \$2,000-\$5,000. Remember to always get multiple quotes when replacing your HVAC Unit.

Every HVAC Unit has a secondary drip line or condensation line, usually located in front of a window or above your front entry. If you see this small piece of pipe dripping water above your door, or possibly an orange coating on the concrete or stucco at your entry, (example images on the right) this is an indicator that its time to have your unit serviced. You'll be amazed at how much faster your home will cool off after the unit has been serviced!



Remember, HVAC Units are the responsibility of the Homeowners.

If you have questions regarding the Unit, Management is happy to assist.



Call For Candidates!

The Annual Meeting will occur on Tuesday, November 10th, 2015 at the Westlake Villas Clubhouse to elect three (3) positions to the Board of Directors. The term of a director is two (2) years. If you are interested in serving as a Director of the Westlake Villas Community Association, please contact Management for a questionnaire.

The ballots will be coming in the mail soon, so please keep an eye out for them.

Your vote matters!

Briefly.....

Guiding Fitness Survey: Out of the 285 survey that were sent to the residents of Westlake Villas, only 14 responses were received. Management has been instructed to allow Guiding Fitness to contact individual resident via survey monkey. If the Board does not receive more feedback, fitness classes may not be an option at Westlake Villas

Comcast: After months of work, the Association has come to an agreement with Comcast. Comcast will be providing service at Westlake Villas by the end of the year. Currently, only AT&T provides service to Westlake Villas, so residents will soon have the option to choose between the two.

Dog Waste: Dog waste seems to be a growing problem at Westlake Villas despite the 4 pet waste stations located on the property. We need everyone's help to keep the community clean, so please clean up after your pets or report residents who are not cleaning up after their pets.

Abandoning Items In The Common Area: Bed frames, broken bikes, furniture, wood shelving, miscellaneous trash, and many other objects have been abandoned in the alleyways. The city will not remove trash from an alleyway unless

it's in a trash bin. Every time something is abandoned in the common area, Management has to hire a professional to haul it away. This costs the Association additional money that is not planned for. Extra costs can be fined to the unit responsible or can lead to an increases in dues, so please do your part and make sure items are disposed of properly.

Westlake Villas Website: In the July Open Session the Board approve the creation of a Westlake Villas Website. It should be up and running by the end of the year. Keep an eye out for more information!

Speeding: During the summer months we see an increase in children playing in the common area or walking to the nearby park. Please be mindful of your speed and remember to watch out for children.

Parking Permit: New 2016/2017 parking permits will be distributed to residents in November and December. Please ensure you watch for notices via USPS and postings in the mail for more information. Current contact information will be a requirement to obtain a new pass.

Reporting Broken Sprinklers–California Needs You!

We need your help! If you see a broken sprinkler, please report it to Management right away. Be prepared to describe its location as well. Sending a photo of the broken sprinkler to Sierra.Campbell@fsresidential.com allows us to fix the sprinkler even faster! Because of the current drought restrictions, Westlake Villas is watering in the evenings and in the mornings as instructed by the City of Sacramento. Management and the Landscapers are not present during watering hours so it's hard to know when there is a broken sprinkler. The landscapers service the property every Friday and check different areas every week for broken irrigation, but sometimes the area they are checking is not where the broken sprinkler is located. Every report you send to Management helps save water. Please feel free to contact Management if you have any questions regarding the drought or the irrigation.

Pool Trespassers

Recently, there has been an increase in children coming into the pool from outside of the community. Many of the children that have been escorted off the property have informed Management that someone let them into the pool area or they came in as someone was leaving. Please remember that for their own safety, they should not be let into the pool area. Only residents of Westlake Villas are permitted in the pool area. Children under the age of 14 should be supervised by an adult (18 years or older). Children who are 14 and older may use the pool area by themselves but cannot supervise children under the age of 14.

For a copy of the pool rules, please contact Management.

If you see unattended children enter the pool area, please notify Management, the Pool Monitor or Paladin right away.

Clubhouse Rentals

The season for Clubhouse Rentals is approaching. Many residents like to rent the space during the holiday season so they can enjoy their entire family in a large beautiful setting. If you're interested in renting the Clubhouse, please contact Management as soon as possible to reserve your dates and obtain more information.

Remember, dates go fast! Residents typically place their reservations months in advance.

When Can I Wash My Car?

Home car washing can only be done on your watering day. (The Associations watering days are Sunday and Wednesday) Home car washing must be done with a hose equipped with an automatic shutoff nozzle or bucket. Hoses may not be left running.

Remember, many local car washes recycle their water on-site and use it many times before draining it back to the sewer systems. This helps conserve water and protect local waterways by limiting the amount of soap and oil that flow untreated down storm drains to creeks and rivers.

August 2015

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

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



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.

2015 Meeting Schedule

All Open Session meetings start at
6:00PM in the Westlake Villas
Clubhouse.

All homeowners are welcome and
are encouraged to attend.

Tuesday, September 29th

Tuesday, November 10th (Annual Meeting)

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