

Westlake Villas



Professionally Managed by FirstService Residential

Security And Safety Reminders

Often residents become comfortable and confident that their surroundings are completely safe and fall into a false sense of security. This leads to unlocked windows, valuables being left in vehicles and open garages. Management would like to remind homeowners and residents that while Westlake Villas has Paladin Private Security running patrols and an Onsite Management presence, these things do not prevent crime from taking place. Crime can take place anywhere at anytime. We want residents to feel happy and safe in Westlake Villas but we ask that they please be concise of their surroundings and remember the following.

- Always call the police first to report Crimes, and then Paladin.
- Lock your windows, balcony doors, and the door inside your garage that leads to your home. Although your front door may be locked, criminals can still enter through a window by popping out a screen, they can also use a ladder to access your balcony doors, and if you accidentally leave your garage door open, and have not locked the door leading to the inside of your home, that gives them easy access to your belongings.

Visit paladinprivatesecurity.com to see more tips on keeping your home safe. The following are some tips on how to prevent car break-ins. This time of year, vehicle break-ins spike due to holiday gift shopping.

Conceal All Your Valuables

Don't leave any "bait" out in plain sight for thieves; stow your valuables, electronics and accessories out of sight or bring them with you. Hide power plugs, iPod adapters and navigation mounts. In well over 90% of the time when thefts from vehicles occurred, something of value was left in plain sights

Stash Before, Not After You Park

Get in the habit of putting shopping bags and other valuables in your trunk right when you return to the vehicle, rather than after you park. Experienced thieves often stake out parking lots to watch for people putting items in their trunk.

Lock Your Doors

Close to 25% of thefts from vehicles nationally are from unlocked cars. Get into the habit of double checking locks.

Park for Visibility/Check Your Surroundings

Park in busy areas and avoid concealment from larger vehicles, fences or foliage. Always be alert and aware of your surroundings. Take a few seconds to look around. Is there a person sitting in a truck parked a few cars away? Does the area feel safe?

Most Stolen Items

GPS units and electronics items are the most common items stolen in car break-ins. Handbags, purses, wallets, gym bags, briefcases, backpacks, even empty bags or boxes and any other visible items are next on the thieves list.

UPCOMING EVENTS

November 15: Annual Meeting of the Board of Directors, 6PM

January 31, 2017: Open Session Board of Directors Meeting, 6PM



Board of Directors

Friendly Reminders

Clubhouse Rentals

Rental dates for reserving the clubhouse are going fast! Call Management at 916-928-9900 to reserve a date. For a copy of the rental application, please visit the Westlake Villas Website at westlakevillashoa.com and go to the "Forms" tab.

Annual Meeting Update

The Association had an uncontested election this year so you will not be receiving a ballot in the mail to vote. The Annual Meeting will still be held in the Association Clubhouse on November 15th, at 6PM. .

Pool Heater Off

The pool heater has been turned off for the winter season. We will resume heating at the beginning of April 2017. The spa remains heated year around.

Safety Tips for Winter Road Trips

Preparedness is paramount when it comes to road trips year-round, and hitting the road for a long drive during winter months is no exception. With an increased risk of potential driving hazards like sleet, snow, strong winds and frigid temperatures, it's a good idea to think about ways to ensure you will travel safely.

Consider the following tips when preparing for your winter road trip:

Invest in an emergency kit for your vehicle. Available at most major retailers, these kits are relatively inexpensive and contain items like flares, booster cables, flashlights, ponchos and first aid supplies for minor injuries.

Develop a contingency plan. Create a strategy for dealing with a flat tire, vehicle accident, dead battery or other potential travel delays. Keep a hard-copy list of people or businesses to contact for help should you need it.

Stay in touch. Check in with a designated contact during your journey with updates on your location, delays encountered or unexpected situations that require longer travel time. When driving, remember always to pull off the road before using your cell phone.

Check the local weather report before heading out. Winter weather can be tricky and forecasts aren't always accurate. You can double check your destination's weather history on a variety of websites to determine typical conditions to expect in that area during your travels.

Store warm clothes and blankets in your vehicle. Be prepared to stay warm if you're stuck for extended periods by keeping a blanket or two in your car. Also, pack a small travel case with snow boots, socks, gloves, a scarf, hat and heavy sweater in case you need to leave your vehicle.

Review your travel route without GPS. Read through detailed driving directions, including alternate routes, so you know your options. Also consider keeping a map handy in case your navigation system is compromised during your trip.

Pest Control Winter Information

As temperatures outside get cool, you may find an increase in pest activity in your home. They come in through entry points like air ducts, around utility pipes, small cracks and crevices, sewer connections and under doors. They can be found near bathtubs, clothes hampers and plumbing.

The Association has a professional pest control company that treats the exterior of every building monthly, and is taking other measures to prevent pest issues from arising in your homes.

The following website can help guide you on what actions to take on your own.

<http://www.doyourownpestcontrol.com/>

If you have any questions about pest control and Homeowner VS Association responsibility, please feel free to contact the Community Manager.

Your FirstService Residential Team

Westlake Villas
4800 Westlake Parkway
Sacramento, CA 95835

Fall/Winter Office Hours
Monday, Wednesday & Fridays
(Offsite on Tuesdays & Thursdays)
9:00 AM to 5:00 PM

For Billing Questions:
1-800-428-5588 (Option 3)

**For Account Related Items /
Property Threatening Emergen-
cies** Customer Care:
1-800-428-5588

**Pay Lease (Auto Pay Assess-
ments)**
1-866-729-5327

Support@paylease.com

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Community Manager
Sierra Campbell
Phone M/W/F: 916-928-9900
Phone Tues/Thurs: 916-527-6158
Fax: 916-928-9937

Sierra.Campbell@fsresidential.com

Assistant Community Manager
Stuart Reed
Phone: 916-293-4746
Fax: 916-608-3067

Stuart.Reed@fsresidential.com

Paladin Private Patrol
916-331-3175

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Davis Tow
916-214-2000

Westlake Villas Insurance
Rick Russo: 1-800-281-7873



November 2016



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	31 Trash & Recycling collection 	1	2	3	4	5
6	7 Trash only collection 	8	9	10	11	12
13	14 Trash & Recycling collection 	15 Annual Meeting 6pm in the Westlake Villas Clubhouse	16	17	18	19
20	21 Trash only collection 	22	23	24 Thanksgiving Office Closed	25 Office Closed	26
27	28 Trash & Recycling collection 	29	30			

*Please remember to put your trash and recycling bins away as soon as possible on the same day as trash pick up to avoid non-compliance with the Association. The city typically starts pick up around 6AM.