

Westlake Villas



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Westlake Villas Election Results

In accordance with election laws, the Board of Directors must notify the members of the election results within fifteen days of the election.

Management solicited for candidates on August 19, 2016 to fill two vacancies on the Board. Upon the closing of the nominations on September 19, 2016, the candidates submitted for the Board were the same as the number of open position on the Board of Directors. The Board has determined in good faith, and upon the advice of legal counsel that conducting an election by secret ballot would not be in the best interest of the Association, as it would result in substantial expenditure of the Association funds and resources given that the election is not contested. Therefore, Jennifer Bubnes and Janet Mortensen were unanimously appointed to the Board of Directors to serve their respective two-year terms (expiring 2018) at the September 27, 2016 Open Session Meeting.

The current Board of Directors, David Bonk and Catherine Connidaris, will complete their term that expires on November 15, 2016 at the Annual Meeting of Members. At that time, the newly appointed Board Members Jennifer Bubnes, and Janet Mortensen will begin their terms.

Your Board of Directors, starting on November 15, 2016, are Jennifer Bubnes, Vivian Dixon, Cheryl Lamun, and Janet Mortensen.

Westlake Villas will be holding an Annual Meeting of the Members as required by the Community Bylaws on November 15, 2016 at 6pm at the Westlake Villas Clubhouse at 4800 Westlake Parkway, Sacramento, CA 95835. An organizational meeting will be held following the Annual Meeting of the Members to appoint officer positions.

If you have any questions regarding the election process, please contact us.

On behalf of the Westlake Villas Board Of Directors,
Community Manager, Sierra Campbell

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 Reminder!

* With the holiday season rapidly approaching, please be mindful of the Westlake Villas Parking Regulations while your friends and family visit. Please remember that there is no parking on the property without a permit. Guest parking is only from 8am-8pm. Any vehicles found on the property without a permit after 8pm will be towed. There is no over night guest parking in Westlake Villas. If you need assistance or clarification on the rules, please contact Management.

* Trash cans should be placed outside Sunday night, or early Monday morning and then put inside of your garage by Monday night. Cans are not permitted to be left out in the common area alleyways for extended periods of time.

Maintenance Reminders!

The following are maintenance items that Management would like to remind the homeowners to check within their home. These are often overlooked as they are out of site, out of mind.

- Check to see if your bathtub overflow gasket needs replacing. This small rubber part often deteriorates over time, leaving you without a proper seal in your overflow drain. As a result, water can go behind and underneath your bathtub.
- Dryer vent clean out. One of the largest causes of fires in the United States are dryer fires. Although your dryer vent leads to the exterior of the building, it is still the responsibility of the homeowner to clean it out. This is a great preventative measure against a potential fire hazard in your home.
- Pumpkin clean up! Please remember to clean your pumpkins and other seasonal decorations up and dispose of them properly.
- Inspect, and possibly change out HVAC filters monthly. Many experts will say to change the filters monthly, but that's not always necessary. For smaller families without pet allergies, you'll likely be changing your filter every 2-3 months.
- Clean range hood filters. The Family Handyman suggest simply using a degreaser from an auto parts store mixed with hot water. Let the filter sit for a few minutes in the solution and rinse it off and you're good to go!
- Run water and flush toilets in unused spaces. This mostly applies to guest bathrooms, or any other sink/water sources you don't use on a regular basis. The idea is to prevent grime or any other kind of buildup. Regularly running a little bit of water through will prevent this.
- Inspect plumbing and showers for leaks. Go around the sink, toilets and bathtub/showers and look for water. Be sure to replace the silicone caulking around these items as needed to ensure your home doesn't get mold or water damage.
- Replace batteries in smoke/carbon monoxide detectors. Typically homeowners don't change out these batteries until they hear the notification from the system telling them to change the battery. Its actually recommended that these batteries be changed out every 6 months for safety.

For more information on homeowner vs association maintenance responsibilities, please contact the Community Manager.

History of Halloween

Halloween is a popular holiday that takes place on October 31. In the United States and Canada, children dress in costumes and go trick-or-treating. Many people carve jack-o'-lanterns out of pumpkins. Halloween parties for children feature fortunetelling, mock haunted houses, scary stories, and games, such as bobbing for apples. People decorate their houses and yards with images of ghosts, skeletons, witches, black cats, bats, and other symbols of Halloween. Many communities across the United States also hold parades and other celebrations for Halloween. Halloween developed from an ancient pagan festival celebrated by Celtic people over 2,000 years ago in the area that is now the United Kingdom, Ireland, and northwestern France. The festival was called Samhain (pronounced SOW ehn), which means "summer's end." The festival marked the beginning of the dark winter season and was celebrated around November 1. In the 800's, the Christian church established a new holiday, All Saints' Day, on this date. All Saints' Day was also called All Hallows'. Hallow means saint, or one who is holy. The evening before All Hallows' was known as All Hallows' Eve, or as it came to be abbreviated, All Hallow e'en. This name was eventually shortened to Halloween.

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

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

Davis Tow

916-214-2000




Westlake Villas Insurance

Rick Russo: 1-800-281-7873



October 2016



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3 Trash & Recycling collection 	4	5	6	7	8
9	10 Trash only collection 	11	12	13	14	15
16	17 Trash & Recycling collection 	18	19	20	21	22
23	24 Trash only Collection	25	26	27	28	29
30	31 Trash & Recycling collection					

*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.