



# WESTLAKE VILLAS NEWS

Sierra Campbell, Editor



## Directors Approve 2016 Budget and Reserve Study

The Operating Budget for 2016 was approved at the September 29th Open Session Board Meeting. This budget calls for a monthly assessment of \$246 per owner each month. This amounts to a \$4 increase to the current assessments. The increase will be effective January 1, 2016.

Its important to note that most of the increase is going towards a possible 25% flood insurance increase for the Associations Master Flood Policy. This increase is not coming from the insurance company, it is coming from a Federal Level that controls rates and affects all carriers the same.

There are many factors to be considered that affect the Associations Budget. Your Board and Management dedicated a great deal of time to the Associations budget to ensure that the flood insurance increase would not impact the Association too greatly.

In addition to the 2016 Budget being approved, the 2016 Reserve Study was also approved at the Open Session Meeting. The 2016 Reserve study does not call for an increase to the current contribution amount. An increase will be reconsidered once the Westlake Villas Re-Construction project has been completed and there is a better understanding of what reserve components were affected by the work.

Browning Reserve Group currently reports that the Association is 84.9% funded. This is a great number and the Board has set a Goal in 2016 to make it even better!

Homeowners will receive a copy of the Budget and Reserve Study disclosures by the end of the year.

Please remember to contact Management if you have a question regarding the Associations Budget, Assessments or Reserve Study.

### Annual Meeting - Your Vote Is Important

The Annual Meeting will occur on Tuesday, November 10th, 2015 6PM at the Westlake Villas Clubhouse to elect three (3) members to the Board of Directors. The term of a director is two (2) years. You will receive a ballot in the mail. Each Unit gets one ballot. The Ballots were mailed to the Association on October 1st so keep an eye on your mailbox!

**Every vote matters!**

*\*If you do not receive a ballot, please contact Management to obtain a replacement.*

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### *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.



# Halloween Safety Tips!

## Trick Or Treat With An Adult:

- ◆ It is recommended that children under the age of 12 should not be alone at night without adult supervision. If kids are mature enough to be out without supervision, they should stick to familiar areas that are well lit and trick-or-treat in groups.

## Keep Costumes Both Creative And Safe:

- ◆ Decorate costumes and bags with reflective tape or stickers and, if possible, choose light colors
- ◆ Choose face paint and makeup whenever possible instead of masks, which can obstruct a child's vision.
  - ◆ Have kids carry glow sticks or flashlights to help them see and be seen by drivers.
  - ◆ When selecting a costume, make sure it is the right size to prevent trips and falls.

## Walk Safety:

- ◆ Cross the street at corners, using traffic signals and crosswalks.
- ◆ Look left, right, and then left again when crossing and keeping looking as you cross.
- ◆ Put electronic devices down and keep heads up and walk, don't run across the street.
- ◆ Teach children to make eye contact with drivers before crossing in front of them.
- ◆ Always walk on sidewalks or paths. If there are no sidewalks, walk facing traffic as far to the left as possible. Children should walk on direct routes with the fewest street crossings.
  - ◆ Watch for cars that are turning or backing up.

## Drive Extra Safe On Halloween:

- ◆ Slow down and be especially alert in residential neighborhoods. Children are excited on Halloween and may move in unpredictable ways.
  - ◆ Take extra time to look for kids at intersections, on median and on curbs
    - ◆ Enter and exit driveways and alleyways slowly and carefully.
- ◆ Eliminate any distractions inside of your car so you can concentrate on the road and your surroundings.
- ◆ Drive slowly and anticipate heavy pedestrian traffic and turn your headlights on earlier in the day to spot children from greater distances.
- ◆ Popular trick-or-treating hours are 5:30PM to 9:30PM, so be especially alert for kids during those hours.

*We hope you have a happy and safe Halloween!*

## Alleyway Parking Reminder

Recently, Management has noticed an increased amount of residents parking in the alleyway. The reason why this is such a concern is not only because it is in the CC&R's but because it is a City mandate that vehicles not be parked in the Westlake Villas alleyways. Should vehicles be parked in the alleyway during an emergency situation, that vehicle could block fire and emergency vehicles access. It also blocks residents in adjacent units from exiting their own garages. Parking in the alleyway is not only a threat to those resident's lives who need the emergency assistance but to the owner of the vehicle. Municipal fines can be levied to the owner of the vehicle for illegally parking and to the Association for not enforcing the Fire Code. We ask that residents please be mindful of the amount of time they have their vehicle in the alleyway when unloading and loading and to be mindful of these rules.

We appreciate your community spirit and involvement!



# October 2015

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

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



# 2015 Meeting Schedule

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

All homeowners are welcome and are encouraged to attend.

Tuesday, November 10<sup>th</sup> -Annual Meeting of the Association

The Board will resume Open Session Meetings in January 2016

#### 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.

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### **Management Staff:**

*Sierra Campbell, Community Manager, [sierra.campbell@fsresidential.com](mailto:sierra.campbell@fsresidential.com)*

*Donna Walters, Assistant Community Manager; [donna.walters@fsresidential.com](mailto: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](mailto: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*