

Westlake Villas

Professionally Managed by First Service Residential



How We Can Create A Strong Community

A hive of bees is a perfect example of a community working together in harmony and for the common good of all its members. After all, a bee living alone can barely survive, let alone prosper. But in a hive made up of hundreds of other bees, each taking responsibility for the various jobs necessary for the survival of the community, the lone bee not only survives, it contributes mightily to the success of the hive. The secret of the bee's success in living together in a close-knit community is that each bee not only understands the interrelationships that exist between it and the rest of the members of its community, but is willing to accept some of the responsibility for the hive's prosperity by expanding their role in the community whenever necessary. As homeowners, you too can choose to recognize the interrelationships that exist between yourselves and your neighbors and how those interrelationships have a direct impact on your quality of life. You can also choose to take some of the responsibility upon yourself to contribute to improving those relationships and in the process improve your community. In order for the community association to continue to protect, preserve and enhance your community assets and your property values, each member of the community has to acknowledge their role in the community and, at times, be willing to expand their role to take on some added responsibility. *For example:* Members all must obey the governing documents, you agreed to do that when you closed escrow. By obeying community rules and regulations, you contribute to the community and accept the role of a *rule abiding member*. Each year the Association conducts an Annual Meeting at which time the membership elects the Board of Directors, although you don't *have* to participate in the election process, choosing to do so contributes to the success of the community. Your role as a *rule abiding member* expands to include that of a *voting member*. You also have the opportunity to attend the Board of Directors meetings in order to better understand the business decisions made by the Board. When you choose to attend those meetings, your role as a *rule abiding, voting member* now expands to include that of a *participating member*. And when you choose to serve on a community committee or the Board of Directors, you accept another role and become a *rule abiding, voting, participating and contributing member*.

Let's all work at recognizing what roles we can choose to accept in our community and, like the bee, work together at making our community the best place to live that it can be!



UPCOMING EVENTS

September 27: Open Session
Board of Directors Meeting, 6PM

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



Board
of Directors



Last Call For Lost & Found!

As the summer months come to a close, it is once again time to empty out our very full lost and found box in the community clubhouse. At the end of September, Management will be taking all lost and found items to a local Good Will donation center. If you have a missing item, please call or email Management with a description of the item, and the time and location it was lost in. If we have your lost item, we will happily return it to you.

Power Reset Instructions

If you need power restored to your unit and the Clubhouse Office is closed, you can contact Paladin Private Security to access the utility closet at the end of the building to restore power. Paladin dispatch can be reached at 916-331-3175. The SMUD utility closet is located at the end of the building with three doors. Be sure to have someone on-site at the unit to meet with Paladin. If only one room or area of your unit has lost power, it's likely that a breaker was tripped and needs resetting. Your breaker is located within your unit and does not require Association assistance to access.

Parking Rules Refresher

This time of year we find that the Association's residents have more guests than usual. The following is a quick reminder of the parking rules.

Please remember that cars must be parked in the **garage first**. The garage cannot be converted or altered so as not to permit for vehicle parking. The Association does conduct garage inspections to enforce this rule.

What do I need to know? Parking in the garage is the first option all homeowners/residents must adhere to. All striped spaces in the Association are permit parking only. Vehicles using these spaces without a current parking permit can and will be towed away after 8pm.

Where can my guests park? Guest parking is marked by the front entrance. Guest parking is from 8:00AM to 8:00PM. After 8:00PM guest parking converts to permit parking only. There is no overnight guest parking in the Association at this time.

Where can I not park? Parking in the alleyways or in front of fire lanes is strictly prohibited and is grounds for towing at anytime of the day.

Whose responsibility is it to obtain a permit? It is always the Homeowners responsibility to ensure that they, or their tenant has a current parking permit. Information is provided by the Community Manager when passes are being changed. Once that information has been provided by the Community Manager to the Homeowner, it then becomes the Homeowner's full responsibility to ensure compliance.

*If you see anyone in violation of the above rules, please feel free to contact Management with details such as the vehicle description and unit number in relation to the incident.

Call for Candidates!

All homeowners should have received a request for a candidate statement in the mail. The candidate statements are due to Management by September 19th. Please fill one out and turn it in if you are interested in running for the Board Of Directors.

If you're interested in running for the Board of Directors and have questions about the responsibilities of a Board Member, please feel free to contact the Community Manager. The Community Manager is also available to assist you with any questions you may have about the candidate statement.

Your FirstService Residential Team

Westlake Villas
4800 Westlake Parkway
Sacramento, CA 95835

Spring/Summer Office Hours
Monday-Wednesday & Fridays
(Offsite on 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: 916-928-9900
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

September 2016

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4	5 Trash & Recycling collection 	6	7	8	9	10
11	12 Trash only collection 	13	14	15	16	17
18	19 Trash & Recycling collection 	20	21	22	23	24
25	26 Trash only collection 	27 <i>Open Session Board Meeting 6pm At The Westlake Villas Clubhouse</i>	28	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.

Lockbox Do's & Don'ts

Although many lockboxes were removed from the common area in June and July, many more have started appearing again on common area locations. Lockboxes are only permitted for short periods of time for rental and real-estate transactions or contractors work.

Lockboxes should never be attached to HVAC lines, water lines, fence posts or chained to any objects in the common area. Management recommends purchasing a shur-lock product that will help you to secure your lockbox to the front door.



Fire Prevention And Safety Checklist

1. Is your heating system in proper working order and inspected for dangerous leaks yearly?
2. Is there ample air circulation around appliances that are likely to over-heat?
3. Any overloaded circuits, long extension cords runs, too many devices plugged into one outlet?
4. Kitchen oven hood and fan clear of greasy build-up that could cause a fire?
5. Smoke detectors installed on each level and tested frequently?
6. Smoke detector batteries replaced every 12 months or less?
7. Working fire extinguisher in kitchen, garage, auto?
8. All family members sleep with bedroom door closed to prevent spread of fire, smoke?
9. All family members practice fire drill, know escape route, designated meeting place to go outside?
10. Children know how to use phone to get help in an emergency?

*Friendly reminder, the Association's insurance only covers the structure of your home, if a fire loss does occur, you as a homeowner are responsible for the replacement of all of your personal contents and any other losses.

Be A Good Neighbor: 10 Reasons To Leash Your Dog

Virtually every community throughout California has a leash law. The law requires that dogs be kept on a leash at all times when on public property. While on private property, dogs must be under the control of their owners. The intent of this law is to protect the health and safety of the public and to protect your pet. The use of a leash will benefit you, your neighborhood, and your pet. There are many good reasons to keep your dog on a leash.

1. It's a good neighbor policy to prevent your dog from trespassing on neighbor's property during your walk. It also keeps your dog from jumping on people you encounter, ensuring that your dog has the chance of being properly introduced.
2. Improved companionship. A well trained and leash-obedient dog is a pleasure to walk with.
3. Walking your pet on a leash will prevent the spread of disease. It is less likely that your dog will be exposed to Parvo or Distemper. A leashed dog can be restrained from sniffing the droppings of other animals.
4. A leash is commonly referred to as "Your Pet's Lifeline," protecting your pet from traffic and unrestrained animals. Accidents or animal bites are greatly reduced when responsible pet owners obey the leash law.
5. An obedient and well behaved dog is a positive reflection of its owner.
6. Re-locating your dog into another household is 100% easier if your dog is obedient and leash trained.
7. It's a great way to reward your dog. Your dog will immediately respond with a wagging tail the moment he or she sees you holding the leash.
8. It's a great identification tool, symbolizing that the dog has an owner, and enabling someone who sees the leash and identification tag attached to the dog's collar to find you if you and your pet should become separated.
9. It's a great relief to wildlife, keeping your dog from chasing squirrels, deer and other wildlife.
10. It's the law! The law is in place to protect other members of the public and your pet from injury.

Be a good neighbor. Be a good friend. Use a leash.

