

# Westlake Villas

Professionally Managed by FirstService Residential

Edited by Donna Walters



## Yoga Classes Coming Soon!

Last year we conducted two surveys regarding fitness programs being offered at Westlake Villas. The results of the survey came back to Management and showed a strong desire to have Yoga Sessions.

The Westlake Villas Board of Directors have approved a partnership with the Westlake Master Association and Guiding Fitness to provide a certified Yoga instructor. The Yoga Sessions will be held at the Master Association's Clubhouse across the street. **Sessions at the Master Association's Clubhouse are beginning February 13<sup>th</sup>. The sessions start time is 7:00am and will run for a 60 minute period.** After February 13<sup>th</sup>, sessions will continue each Saturday beginning at 7:00am unless otherwise notified by Management.

The Association is offering the first 3 months completely free of charge! Following the first 3 months (depending on how many people attend or engage in the session) there may be a nominal charge of \$5 to \$10 per month per attendee, for continued use and additional events and activities.

For those planning on attending the Yoga Sessions, please bring your own yoga mat and towel. Also, please bring your community key fob to identify yourself as a member of Westlake Villas.

If you have ideas for a community event, we would love to hear them! Please email the Community Manager at [Sierra.Campbell@fsresidential.com](mailto:Sierra.Campbell@fsresidential.com) or call the office at 916-928-9900 with your suggestions.

*\*Due to the limited space, guests from outside of the community are not allowed to attend these yoga sessions. Only current residents of Westlake Villas are permitted. These are also adult only sessions. We will send out an announcement if this changes in the future.*



\*Key Fob

## Upcoming Events

**March 29<sup>th</sup>:** Open Session  
Board of Directors Meeting

**May 31<sup>st</sup>:** Open Session Board  
of Directors Meeting

**July 26<sup>th</sup>:** Open Session Board  
of Directors Meeting



## 2016 Board of Directors

- David Bonk
- Catherine Conidaris
- Karen Sims
- Cheryl Lamun
- Vivian Dixon

The Board will hold an organizational meeting to finalize the Board Member Positions at the March 29, 2016 Open Session.

## Feedback Wanted!

Your feedback and input is extremely valuable to us. It lets us know what is important to you as a resident. We invite you to share your ideas and thoughts about the neighborhood, so let us know how we are doing!

Visit the community website at: <http://westlakevillashoa.com/>

# ART SHOW

## Community Art Show

An Art Show will be held on March 1, 2016 from 6:00-9:00PM. Homeowners and residents are welcome to attend this free event.

Wine and cheese will be served! Please RSVP to [Sierra.Campbell@fsresidential.com](mailto:Sierra.Campbell@fsresidential.com) if you would like to attend.

## February's Friendly Reminders!

**2016-2017 Insurance:** If you need a copy of the Association's Flood Insurance, please contact Toni Kazes with Russo Insurance at [toni@rickrussoinsurance.com](mailto:toni@rickrussoinsurance.com) or by phone: (800) 281-7873 Ext.100.



**Construction Notices:** Please carefully read the notices left on your front door by Blue Mountain. There are different types of notices for different stages of the work. Some work requires scheduling by the resident with Blue Mountain. If you have any questions or would like to schedule your work, please contact Wendy Benner with Blue Mountain Construction at 916-871-2452.

**Soliciting:** If you are concerned that someone on the property is not soliciting and may be a threat to you or other residents' safety, please call Paladin at 916-331-3175.

**Security:** Many people keep their garage doors open during the day time, leaving valuables such as golf clubs and bikes easy targets for thieves. To protect your valuables and help maintain an attractive community, please keep your garage doors closed.

**Clubhouse Rentals:** Clubhouse rentals are private. When a rental is in progress, the Clubhouse is off limits to residents. Event Renters have the authority to contact Paladin Private Security to forcibly remove any trespassers. Please be sure to respect any private rentals that take place in the Clubhouse.

**Parking and Towing:** On January 27<sup>th</sup>, all permits that were not picked up from the Clubhouse office were mailed to their corresponding units. Towing is to resume Friday, February 5<sup>th</sup>, after 8PM. Please contact the Community Manager if you have any questions regarding the Association's Parking Rules.

## Your FirstService Residential Team

**Westlake Villas**  
4800 Westlake Parkway  
Sacramento, CA 95835

### Winter Office Hours

Monday, Wednesday, Friday  
9:00 AM to 5:00 PM

### For Billing Questions:

800-428-5588 (Option 3)

### For Account Related Items - Customer Care:

800-428-5588

### Pay Lease (Auto Pay Assessments)

866-729-5327

[Support@paylease.com](mailto:Support@paylease.com)

### Community Manager

Sierra Campbell

Phone: 916-928-9900

Fax: 916-928-9937

[Sierra.Campbell@fsresidential.com](mailto:Sierra.Campbell@fsresidential.com)

### Assistant Community Manager

Donna Walters

Phone: 916-608-3068 x44746

Fax: 916-608-3067

[Donna.Walters@fsresidential.com](mailto:Donna.Walters@fsresidential.com)

### Paladin Private Patrol

916-331-3175

### Davis Tow

916-214-2000

### Westlake Villas Insurance

Rick Russo: 800-281-7873

Visit the community website at: <http://westlakevillashoa.com/>



## 2016-2017 Insurance Coverage

Many Homeowners call and email Management about the Association's Insurance. The following are a few facts about the Association's insurance coverage:

As outlined in the CC&Rs, your Association is required to maintain various types of insurance to protect the Association and its Directors from liability. Each year, your Board of Directors review competitive bids from several insurance companies prior to selecting a carrier. The following is a summary of the different types of insurance our Association carries:

**Property Coverage:** Policy Limits: \$49,132,300/ Deductible: \$5,000. This includes coverage for damage to common area structures.

**General Liability Coverage:** Policy Limits: \$1,000,000/Occurrence/Aggregate: \$2,000,000. This includes liability coverage concerning common area for homeowners and their guests.

**Directors & Officers Liability:** Policy Limits: \$1,000,000/ Deductible: \$1,000. This includes coverage for Board Members and Committee Members.

**Fidelity Bond:** Policy Limits: \$1,200,000/ Deductible: \$5,000

This includes replacement coverage for reserve funds. For more insurance information, a copy of the Association's policies, or for a Certificate of Insurance for your mortgage lender, you can reach out to Rick Russo Insurance Agency and they will happily answer your questions and/or requests.

Phone: 916-791-1901 or 800-281-7873 ext.100

Fax: 916-797-3388

[www.rickrussoinsurance.com](http://www.rickrussoinsurance.com)

## Dog Owner Courtesy



As a reminder to community members who have dogs: Please leash your pets when walking them in public. As the pet owner, you could be cited by Animal Control Services for having an unleashed dog.

Pets that are running loose could be picked up and taken to the animal shelter. We all love pets for the companionship they provide, but nobody likes to step in their feces. Please remember the Association has conveniently placed doggie waste stations. Both of these courtesies are enforceable by the Association. When you are a considerate pet owner and a good neighbor, the entire community benefits.

## Littering

Did you know that many people think that cigarette butts and litter are biodegradable? This is a myth. Each year smokers worldwide litter 4.5 trillion cigarette butts. That's over 8 million every minute. That's so many that if you stacked them on top of each other, end to end, they would stretch to the moon and back.....150 times. Cigarette butts and other litter find their way into storm drains; many of which end up in our waterways.

Management, Valley Crest Landscape, and Janitorial Services are constantly battling the debris and litter left in the Community.

Please, if you have an opportunity to remove trash, lend a helping hand to the community and environment and remove it. If you know of an area that needs immediate attention and you are unable to help, please contact Management and we will send someone out to address it as soon as possible.

Thank you for your community involvement!

Visit the community website at: <http://westlakevillashoa.com/>

# February

# 2016

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
31	1 Trash only collection	2	3	4	5 Towing to resume in Westlake Villas	6
7	8 Trash & Recycling collection	9	10	11	12	13 Free Yoga Class 7am
14	15 Trash only collection	16	17	18	19	20 Free Yoga Class 7am
21	22 Trash & Recycling collection	23	24	25	26	27 Free Yoga Class 7am
28	29 Trash only collection	1 Free Art Show 6pm	2	3	4	5

Visit the community website at: <http://westlakevillashoa.com/>