

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

**24 Hour**  
**Customer Care**  
**1-800-428-5588**

**Community Manager**  
**- Sierra Campbell**

Sierra.Campbell@  
fsresidential.com  
916-293-4757

**Assistant Community**  
**Manager**  
**- Stuart Reed**

Stuart.reed@  
fsresidential.com  
916-293-4746

**Emergency**  
911

**Paladin Private**  
**Patrol**  
916-331-3175

-  
**Davis Tow**  
916-214-2000

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

**Pay Lease (Auto Pay**  
**Assessments)**  
1-866-729-5327

WestlakeVillas@fsresidential.com

# WESTLAKE VILLAS COMMUNITY ASSOCIATION

JANUARY 2018

## Association News

### Don't Forget!

As of January 1st, 2018 the Westlake Villas Homeowner Dues will now be \$271 a month instead of \$252. If you are set up on automatic payment through PayLease or through your bank, be sure to notify them to adjust the amount of your monthly withdrawal. If you are using FirstService's ACH program, the amount will be updated for you.

The primary reason for this increase in dues is caused by the Associations Flood Insurance Policy. Flood Insurance rates are regulated by FEMA. This is a Federal Agency therefore this affects all carriers nationally. Management welcomes any questions and is happy to discuss the Association's budget with any homeowner.



### Where The Money Goes

On February 27th, at 7pm in the Clubhouse, the Association will be holding an event for Homeowners explaining the Associations financials. This class will provide a detailed breakdown of the Association dues and provide homeowners with an opportunity to direct questions to the Board of Directors and the Community Manager.

We look forward to seeing Homeowners there!

### Clubhouse Rental Dates Going Fast!

January rental dates are almost all gone and reservations are beginning to come in for February! Renting the clubhouse only costs \$25 an hour for the entire space and folding tables and chairs are included! Family movie nights cost \$20 for an entire evening, and the conference room can be rented for \$50 for a whole day! If you are interested in renting the clubhouse, please contact the Community Manager at 916-928-9900 as soon as possible to hold your date on the rental calendar.

## Trash Cans Everywhere!

Recently the Association has noticed an increase in trash cans being left in the common area after trash day. Once emptied, trash cans are required to be returned to the interior of the garage that evening or by the next morning at the latest. This is a requirement under the Association's community rules.

If the can is too large to fit into the garage, you can contact the city of Sacramento at 311 or 916-264-5011 and asked to be switched to a smaller can. You have the choice between a 30 or 60 gallon bin. The charge for the bins is a flat rate, no matter the size.

The City no longer paints numbers on the bins, so Management recommends that you purchase number stickers from a hardware store and place them on your bin. If the City misses your collection, contact them directly and they will send someone back out that day or the following day by 6pm.

If your trash can has a strong odor, management recommends after trash day that the interior of the trash can be washed out with dish soap.

We appreciate every member of the community doing their part to keep the property looking its best!



## Christmas Tree Pickup

BrightView will be collecting Christmas Trees from the front of the alleyways in **January on Friday the 5th, and Friday the 12th starting at 8am**. Please make sure the trees are set out near the curb at the front of the alleyway near the main drive as it is difficult to bring the tree trailer down the alleyways for BrightView.



## DOG OWNER COURTESY'S

Please leash your pets when walking them in public. Leashing your pet is not only for other pets safety, but for the safety of your pet as well.

Dog waste seems to be a growing problem at Westlake Villas despite the 4 pet waste stations located on the property. We need everyone's help to keep the community clean, so please clean up after your pets or report residents who are not cleaning up after their pets.



**Please have your dog on a leash**



**Please pick up after your pet**

## 2018 Board Meeting Schedule

- Open Session -Tuesday, January 30<sup>th</sup>
- Open Session - Tuesday, March 27<sup>th</sup>
- Open Session - Tuesday, May 29<sup>th</sup>
- Open Session - Tuesday, July 31<sup>st</sup>
- Open Session - Tuesday, September 25<sup>th</sup>
- November Annual Meeting – TBA

All homeowners are welcome and encouraged to attend!

# January 2018

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1 <i>Office Closed For Holiday</i> Trash Day	2	3	4	5 <i>Christmas Tree Pick Up</i>	6
7	8 <i>Trash and Recycling</i>	9	10	11	12 <i>Christmas Tree Pickup</i>	13
14	15 <i>Trash Day</i>	16	17	18	19	20
21	22 <i>Trash and Recycling</i>	23	24	25	26	27
28	29 <i>Trash Day</i>	30 <i>Open Session Board Meeting 6PM</i>	31			

*\*To order replacement cans or arrange for additional pick-up, please call the City of Sacramento at 311*