

**Temporary Office
Hours**

7AM to 4PM

M/T/W/F

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

**District Manager
Rikki Richter
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

FEBRUARY 2018

Association News



Where The Money Goes

On February 27th, at 7pm in the Clubhouse, the Association will be holding an event for Homeowners explaining the Association's 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!



Insurance Reminders!

Association insurance covers the buildings, including interior walls, cabinets and fixtures located within the condo units. Owners are solely responsible for insuring their personal investments, belongings, contents and personal liability.

If you do not currently have your own homeowners insurance policy, feel free to reach out to the Association's Agent, Tina Keele, at 1-800-281-7873 to find out what kind of policy you should be carrying as an individual.

If you need a copy of the Association's Flood Policy for your building or a copy of the Master Policy, you can reach out to Jessica Reichstein at service@rickrussoinsurance.com or at 1-800-281-7873 extension 100 and she will assist you with getting a copy to provide to your lender.

Changes To The Landscape

This time of year the Association begins preparing for the spring bloom. In order to keep the shrubs and ground cover in good health, and the appropriate size, BrightView landscape will be doing some aggressive pruning. The landscape will have a harsh appearance in some locations, but only temporarily as it will grow back quickly and better than it was before. Please feel free to contact management if you have any questions about this common landscape practice.



2018 Board Meeting Schedule

Open Session - Tuesday, March 27th
Open Session - Tuesday, May 29th
Open Session - Tuesday, July 31st
Open Session - Tuesday, September 25th
November Annual Meeting – TBA

All homeowners are welcome
& encouraged to attend!

Walgreens Parking Lot

Recently the Association was contacted by Donahue Schreiber, the property manager of the Walgreens shopping center behind the community. They've reported that residents from Westlake Villas parking overnight in the parking lot. Just a friendly reminder, the Association does not have reserved spaces or any agreement with Donahue Schreiber that allows for residents to park in their lot. Donahue Schreiber will tow any unpermitted vehicles from their parking lot.

General Reminders

- ◇ Please only place trash in your own cans and remember to put yours away after the trash has been picked up.
- ◇ Time to take down holiday decorations
- ◇ Satellite dishes are not permitted to be attached to balcony railings and no items are allowed to be hung or attached to the railings. Water can be trapped between the two surfaces and can cause damage and rust to the railings. Satellite dishes are allowed to be on free standing tripod structures.
- ◇ Its that time of year! The number one cause of home fires are dryer fires. Please contact a professional to have your dryer ventilation systems cleared out for your safety and your neighbors.

Community Events 2018

February 27th, 7PM "Where the Money Goes"
March 10th "Meet Your Neighbor Night"
May 26th "Rummage Sale"
July 28th "Community BBQ"
September 29th "Rummage Sale"
November Date to be determined "Annual Meeting of the Membership"

**Event Times Will Be Announced As Dates Near*

February 2018

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	29 <i>Trash Day</i>	30	31	1	2	3
4	5 <i>Trash and Recycling</i>	6	7	8	9	10
11	12 <i>Trash Day</i>	13	14 <i>Happy Heart Day!</i>	15	16	17
18	19 <i>Trash and Recycling</i>	20	21	22	23	24
25	26 <i>Trash Day</i>	27 <i>Where the Money Goes Event 7PM</i>	28			

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