



Westlake Villas

Office Hours
8am to 4pm
M/T/W/F

YOUR COMMUNITY TEAM:

FirstService Residential
4800 Westlake Parkway
Sacramento, CA 95835

24/7 Customer Service:
(800) 428-5588
Email: westlakevillas@fsresidential.com

Westlake Villas Insurance:
Rick Russo
(800) 281-7873

General Manager:
Natasha Nealeigh
(916) 928-9900 M/T/W/F
Natasha.Nealeigh@fsresidential.com

Assistant Community Manager
Cali Lewis
(916) 293-4741
Cali.Lewis@fsresidential.com

Paladin Private Security
(916) 331-3175

HB Towing :
(916) 339-3002

Community Website:
www.westlakevillashoa.com



COMMUNITY ASSOCIATION

AUGUST 2018

Community News

Garage Inspections

Management will be conducting garage inspections in October. Per the Association's Rules and Regulations, "Garages shall not be used for any living, recreational, business or other purpose, including, without limitation, storage (other than incidental storage) which will prevent the parking of the number of vehicles within such garage for which the garage was constructed." Please make sure your garages are cleaned and are used to store your vehicle(s).

Further notifications will be sent with the schedule of the inspections. Please contact Management with any questions you may have. Thank you!



Upcoming Fire Sprinkler Inspections

The Association will be conducting the required fire sprinkler inspections of all units on the week of August 27th-31st. Please keep an eye out for the inspection schedule in the mail in the beginning of August with your scheduled day and time. One resident of your home will need to be present for the inspection to be conducted.

We thank you for your cooperation in this matter. Thank you!

Gate Leading to Walgreens

A lock has now been placed on the gate that leads to the shopping center. The code for the gate is 5,3,2,4. This code will be changed on a quarterly basis to provide privacy. Please keep this code on file for your residence.



Board Meeting

The next Open Session Board meeting will be held on September 25, 2018 at 6pm. All owners within the community are welcome to join!

CLUBHOUSE RENTALS

Have an event coming up? Why not rent out the Villas clubhouse? See some commonly asked questions below regarding the clubhouse.

- ◆ How much is it to rent out the clubhouse?
Clubhouse- \$25.00 an hour
Movie Room- \$20.00 flat rate
Conference Room- 50.00 flat rate
*All rentals require a \$300.00 refundable deposit

- ◆ Can you use the pool when you rent out the clubhouse?
There is no pool use permitted when renting out the clubhouse facilities.

- ◆ Are there tables and chairs available for use?
There are 31 chairs and 7 tables.

- ◆ What is the max occupancy for each space?
Clubhouse- 150 max occupancy
Movie Room- resident of unit plus four guests
Conference Room- 25 max occupancy



Monthly Maintenance Reminder

In the summer months please make sure to have your A/C units serviced. If you see a leak outside your front door coming from the exterior spout, the leak is being caused by your A/C unit. Regular maintenance will prevent any leaks and can extend the life of your unit.

Community Maintenance

Please make sure to do your part in keeping our community clean. Please place all trash in the appropriate trash receptacles and clean up after your pets. Thank you!

Trash Cans- Please make sure when you are bringing your trash cans in that you check to make sure you are taking in the correct trash bins and not your neighbors.



Parking Reminders

- Please make sure your vehicle is parked correctly and does not go over the parking spot lines. When cars are not properly parked it effects other residents ability to park in the spot next to you.
- Please make sure you have your parking permit is visible and placed on your dash.
- Parking in the alleyways or in front of fire lanes is strictly prohibited and is grounds for towing at anytime of the day.
- All open parking spaces are permit parking only.
- Vehicles that do not have a valid parking permit visible after 8pm will be subject to tow.



August 2018

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6 Recycling and Garbage Pick Up	7	8	9	10	11
12	13 Garbage Pick Up	14	15	16	17	18
19	20 Recycling and Garbage Pick Up	21	22	23	24	25
26	27 Garbage Pick Up Fire Sprinkler Inspections 9am to 4pm	28 Fire Sprinkler Inspections 9am to 4pm Please see mailed sched- ule for your time slot	29 Fire Sprinkler Inspections 9am to 4pm Please see mailed sched- ule for your time slot	30 Fire Sprinkler Inspections 9am to 4pm Please see mailed sched- ule for your time slot	31 Fire Sprinkler Inspections 9am to 4pm Please see mailed sched- ule for your time slot	

*To order replacement trash cans or arrange for an additional pick up, please call the City of Sacramento at 3-1-1.