

Office Hours
8 AM to 4 PM
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
Danielle McKinney
(916) 928-9900
Danielle.McKinney@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

OCTOBER 2018

Community News

Next week you will begin receiving a mailing for the upcoming topics :

Garage Inspections

Management will be conducting inspections of *all* unit garages on Saturday, October 20th beginning at 8:00 AM. 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 that your garages are cleaned out and are used to store your vehicle(s).

2019 Parking Permits

The parking permits for next year have been ordered and are ready for distribution at the end of this month. A schedule will be provided in the mailing on when you can expect to come in to the office and pick up your new permit. Please make sure you have your 2018 permit and a completed Owner Occupied/Tenant Occupied form, available on the Association website, before you can receive your new permit.



Walgreens Pedestrian Gate

An email was sent out to residents notifying everyone of the new gate code leading out into the Walgreens Shopping Center. If you have not received the new code, please contact Management.

This code will be changed on a quarterly basis to provide privacy. Please keep this code on file for your residence.



Upcoming Board Meetings

The Annual Meeting of the Board of Directors will be held on Thursday, November 8, 2018 at 6:00 PM in the Westlake Villas Clubhouse.

Smoking, Vaping and Marijuana Cultivation Rules

At the July 2018 Board Meeting, the Board of Directors approved and adopted the following rules:

1. Smoking and Vaping in Common Property.

- a. No Owner, resident, tenant, or guest shall be permitted to smoke cigarettes and/or other smoke or vapor (aerosol)-producing objects, including but not limited to cigars, vaping devices, pipes and hookahs on any portion of the Common Property within the Development. This includes smoking, vaping or other inhaled method using tobacco, nicotine, marijuana or any other substance.

2. Smoking in Exclusive Use Common Property.

- a. No Owner, resident, tenant, or guest shall be permitted to smoke cigarettes and/or other smoke or vapor (aerosol)-producing objects, including but not limited to cigars, vaping devices, pipes, and hookahs, on any portion of the Exclusive Use Area, namely decks and patios, and parking spaces if applicable, within the Development. This includes smoking, vaping or other inhaled method using tobacco, nicotine, marijuana or any other substance.

3. Smoking in Units.

- a. No Owner, resident, tenant, or guest shall be permitted to smoke cigarettes and/or other smoke or vapor (aerosol)-producing objects, including but not limited to cigars, vaping devices, pipes, and hookahs, in their Units in a matter that causes excessive amounts of smoke to travel to other Units and/or Common Property, including Exclusive Use Areas. This includes smoking, vaping or other inhaled method using tobacco, nicotine, marijuana or any other substance. The Board shall have discretion in determining if amounts of smoke or vapor are excessive, and may consider such criteria as whether more than one resident is complaining, whether more than one complaint has been made, and whether the smoke or vapor is affecting the Common Property.
- b. Notwithstanding the preceding subsection, all Owners shall be held responsible for preventing smoke or vapor leakage into other Units, and all costs associated therein, should neighboring Owners, residents, or tenants experience an unreasonable interference to the quiet enjoyment of their units.

4. Discarding of Butts/Debris.

- a. Owners, residents, tenants, and guests shall dispose of all cigarette butts and other debris from smoke producing objects in the trash container for that individuals' Unit, and only once the item is fully extinguished. No cigarette butts or other debris from smoke producing objects shall be left in the Common Property, including Exclusive Use Area, or placed in Common Property trash containers.

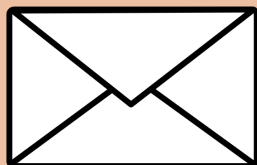
5. Marijuana Cultivation.

- a. Pursuant to Section 10.2.3 of the Westlake Villas Covenants, Codes, & Restrictions, all Owners, residents, tenants, guests, and all other persons in the Development are required to comply with all Federal, State and local laws when in the Development.
- b. No Owner, resident, tenant, or guest shall grow, cultivate or produce any marijuana in any part of the Development, including in individual Units, including Exclusive Use Area decks.

To read the rules in their entirety, please visit the Association website at <http://westlakevillashoa.com>.



Anonymous Correspondence



Please remember that the Association **does not** respond to or address anonymous (unsigned/unknown) correspondence. When a violation or complaint is submitted, the identity of the party submitting remains anonymous to other parties. With unsigned/unknown complaints, the Board cannot confirm the information and/or provide necessary feedback. Please remember when submitting a complaint voicemail or voicemail to include your name, unit number, violation you are concerned about and the date and time it occurred.

October 2018

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	<i>1</i> <i>Recycling and Garbage</i>	<i>2</i>	<i>3</i>	<i>4</i>	<i>5</i>	<i>6</i>
<i>7</i>	<i>8</i> <i>Garbage</i>	<i>9</i>	<i>10</i>	<i>11</i>	<i>12</i>	<i>13</i>
<i>14</i>	<i>15</i> <i>Recycling and Garbage</i>	<i>16</i>	<i>17</i>	<i>18</i>	<i>19</i>	<i>20</i> <i>8:00 am Garage Inspections</i>
<i>21</i>	<i>22</i> <i>Garbage</i>	<i>23</i>	<i>24</i>	<i>25</i>	<i>26</i>	<i>27</i>
<i>28</i>	<i>29</i> <i>Recycling and Garbage</i>	<i>30</i>	<i>31</i>			

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