



Westlake Villas

COMMUNITY ASSOCIATION

JULY 2019

Community News

Annual Community Barbecue

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

First Security Services
(916) 331-3175

HB Towing
(916) 339-3002

Community Website:
www.westlakevillashoa.com



FirstService
RESIDENTIAL

On Saturday, July 20, Westlake Villas will be hosting it's Annual Community Barbecue! The BBQ will be open to all residents of the community. The event will be held in both the Clubhouse and pool area from 11:30 AM–2:30 PM. Food and drinks will be served. This is a free event.

Space will be limited to 200 residents for safety reasons, if you are interested in attending, please come by the Clubhouse during business hours to get your ticket to this event. The ticket will allow you to enter the event and get food and drinks!

If you would like to attend but cannot make it during normal business hours, please notify Management to arrange a time for pick up.

Westlake Villas Pool Rules & Regulations

Hours: 6 AM–10 PM

Registration: Homeowners and residents must be properly registered with the Association Management in order to use the pool-patio amenities. The Association's Rules & Regulations defines residents as persons who live in the community.

Guests: The number of guests shall be limited to no more than four (4) persons per unit.

Food and Drink: Alcoholic beverages are not permitted in the pool area. No food or beverages of any kind shall be in the water at any time.

No Glass Containers.

No Smoking Permitted.

Radios: Radios, record players and other audio devices are not permitted in the pool-patio areas unless they are used with ear-phones.

Swimming/Spa Activities: Follow all posted guidelines. No horse-play of any kind is permitted in the pool-patio areas. *No ball playing is allowed (footballs, basketballs, soccer balls, beach balls, etc.).*

Patio Furniture: Patio furniture shall always be returned to the original location.

Enforcement of Pool Rules: You can contact First Security Services at any time for assistance in enforcing all rules.

Swim Attire: Usual and customary swimming attire is required. No street clothes may be worn in the pool.

Trash Can Reminder

Recently the Association has noticed an increase in trash cans being left out 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.

Dog Owner Courtesy's

Dog waste is a continuing problem at Westlake Villas despite the four 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 leash your pets when walking them. Leashing your pet is not only for other pets safety, but for the safety of your pet as well.

Carbon Monoxide & Smoke Detectors

During Community walks, Management has heard some of the detectors within units beeping. Please remember to replace the batteries on your carbon monoxide and smoke detectors as needed, or at least twice each year!

Utility Closet Appointment Reminders

If you need to schedule an appointment with AT&T or Comcast, please notify Management at least 24 hours in advance. The utility closets are locked and will require a key to open the closet for your appointment.

If you are experiencing a SMUD or PG&E emergency, First Security Services has a key to the closets so they may be unlocked.

Homeowner Maintenance Reminders

Dryer Vent Clean Out. Although your dryer vent leads to the exterior of the buildings, it is still the homeowner responsibility to clean it out. This is a great preventative measure against a potential fire in your home!

Window Screens. During recent inspections of the community, Management has noticed a large amount of deteriorating window and/or slider door screens on the units. Please remember that all portions of the windows are homeowner responsibility to maintain and repair.

HVAC. Did you know the metal pipes above the unit entry doors are connected to the HVAC systems? If you notice puddling of water in front of your doors, that is an indication that your Heating and Air Conditioning units are in need of service!

BBQ Grills

Did you know use of a BBQ grill on your patio and/or balcony is strictly prohibited? Not only is this a rule in the Westlake Villas Rules & Regulations, it is covered in the California Fire Code. Section 308.1.4 of the California Fire Code states, "**Open-flame cooking devices.** Charcoal burners and other open-flame cooking devices shall not be operated on combustible balconies or within 10 feet (3048 mm) of combustible construction."

There are grills available for resident use throughout the community, as well as at the pool patio! When using the grills, please remember to follow the below guidelines:

- Grill use is on a first-come, first-serve basis
- Grill must be attended at all times
- Clean grill grates before leaving the area
- Place all trash in the proper receptacles

July 2019

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1 <i>Garbage</i>	2	3	4	5	6
7	8 <i>Recycling & Garbage</i>	9	10	11	12	13
14	15 <i>Garbage</i>	16	17	18	19	20 <i>11:30 AM Community BBQ</i>
21	22 <i>Recycling & Garbage</i>	23	24	25	26	27
28	29 <i>Garbage</i>	30 <i>6 PM Board Meeting</i>	31			

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