

Westlake Villas

COMMUNITY ASSOCIATION

OCTOBER 2019

Community News

Annual Meeting – Your Vote Is Important!

The Annual Meeting will occur on Tuesday, November 7, 2019 at 6 PM in the Westlake Villas Clubhouse to elect three (3) members to the Board of Directors. The term of a director is two (2) years. You will receive a ballot in the mail. Each Unit gets one ballot. The Ballots were mailed to Homeowners on October 4, so keep an eye on your mailbox! **The Association will be holding a Meet the Candidate night on Wednesday, October 23 at 6:30 PM.**

Side Balcony Repairs

Last November, the Association contracted with River City Restoration to conduct a visual inspection on the side enclosed balconies of all 30 buildings in the community. During their inspection, it was determined that the side enclosed balconies will need routine maintenance, repairs, and in some cases replacement of the balcony.

At the May 2019 Board of Directors meeting, the Board received proposals from three (3) different contractors to perform the required work on the balconies. After carefully reviewing the proposals, the Board awarded the contract to River City Restoration.

River City Restoration anticipated the work to begin at the end of September/first week of October. However, due to requirements for permits from the City of Sacramento, the date has been pushed towards October 14. If you have one of the side enclosed balconies, you should have received a letter from the Association. Please see below for a *tentative* schedule of repairs and can change. River City Restoration will provide a 7-day advance notice that will be posted on the front doors of each unit when their unit is scheduled for repairs. This project is anticipated take place over the course of five (5) months.

Projected Dates	Buildings	Projected Dates	Buildings
10/14 – 11/08	17, 20, 22, 23	01/13 – 01/31/20	1, 2, 3, 4, 5
11/11 – 11/22	18, 19, 26	02/03 – 02/21	6, 7, 11, 12
11/25 – 12/13	21, 24, 25, 27	02/24 – 03/06	8, 9, 13
12/16/19 – 01/10/20	28, 29, 30	03/09 – 03/20	10, 14, 15, 16

** This schedule is tentative and not absolute*



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

Are You Going Out Of Town?

If you're going out of town for an extended vacation, here are a few helpful tips to ensure your home is taken care of before you leave.

1. **Turn off the water to your unit.** There's a water shut off valve next to your water heater.
2. **Unplug all electronics.** Conserve your energy by making sure to unplug your electronics. Plus, you'll also help prevent an electrical fire.
3. **Suspend mail service.** Contact the USPS and ask them to put a hold on your mail while you're out of town.
4. **Lock all doors and windows.** Don't forget to lock those doors and windows, and close your garage doors.

Smoke Free Environment

Please remember that Westlake Villas is a Smoke Free Community. The Board approved and adopted the "Smoking, Vaping and Marijuana Cultivation Rules" in July 2018.

No Owner, tenant, or guest is permitted to smoke cigarettes and/or other smoke or vapor producing products in any of the common areas (courtyards, bbq areas, parking lots) or balconies and patios of individual units.

To view a copy of the rules, please visit the Association's website at westlakevillashoa.com or send an email to westlakevillas@fsresidential.com.

Trash Cans

Remember that all trash cans must be stored within the enclosed garage of each unit after the trash is picked up on Monday.

The Westlake Villas Rules & Regulations state, "Trash containers shall be returned to the garage on the same day as they are emptied by the trash collection agency."

New Office Hours

At the September Open Session Meeting, the Westlake Villas Board of Directors approved new Clubhouse office hours beginning on November 1, 2019.

November 1 – March 31

Onsite Monday, Wednesday, Friday
8:00 AM – 4:00 PM
Offsite Tuesday and Thursday

April 1 – October 31

Onsite Monday, Wednesday, Thursday, Friday
8:00 AM – 4:00 PM
Offsite Tuesday

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!

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!

Window Coverings. The Association Rules & Regulations state that all window treatments visible from the outside must be similar in design and color to what was originally installed by the Developer; as well as kept in a clean and neat appearance. This means that curtains cannot be put up in lieu of window blinds and must be white in color if it is visible from the outside. Sheets, decorative window film and reflective screening or other nonstandard window coverings are not allowed in the community.

Plumbing. Check to see if the supply lines to your plumbing fixtures are secured and in good condition.

October 2019

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

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