

Westlake Villas

COMMUNITY ASSOCIATION

JANUARY 2020



Community News

Drinks, Eats & Sweets

Join us on Saturday, December 28, 2019 from 1:00–4:00 PM to close out the end of the year! The Association will be holding a free event with cupcakes and cookies donated by Cupcake Craving and Jake's Desert's. River City Restoration will also be making a donation to provide snacks and refreshments for our residents!

We are limited to 100 residents and guests. If you plan to attend, please RSVP by sending an email to westlakevillas@fsresidential.com with your unit number and how many will be attending from your home.

2020 Parking Permits

Here's what you will need in order to pick up next years parking permit:

- A completed Resident Information Sheet in order to collect the new permit. **You cannot obtain next years permit without this form.**
- There is NO charge to obtain your new permit so long as you are able to exchange your orange 2019 permit for the new 2020 permit. If you have lost your 2019 permit and are unable to exchange it for your new permit, the cost for the replacement will be \$30. Payment is by check or money order only.
- Permits can be picked up in the office on Monday's, Wednesday's and Fridays between 9:00 – 11:00 AM or 1:00 – 3:00 PM. If you cannot make it in during those times, please contact Management to arrange a separate pick up time.

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 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 1-800-281-7873 extension 100 or service@rickrussoinsurance.com and she will assist you with getting a copy to provide to your lender.

Office Hours
8 AM to 4 PM
M/W/F

**YOUR
COMMUNITY
TEAM:**

FirstService Residential
4800 Westlake Parkway
Sacramento, CA 95835

24/7 Customer Service:
(800) 428-5588

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

General Manager
Danielle McKinney
(916) 928-9900
Danielle.McKinney@fsresidential.com

Assistant Community Manager
Cindy Hitchner
(916) 293-4758
Cindy.Hitchner@fsresidential.com

First Security Services
(916) 331-3175

HB Towing
(916) 339-3002

Community Website:
www.westlakevillashoa.com



Side Balcony Repairs

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.

Once you have received an anticipated start date from River City, you will need to clear all belongings from the balcony before work can begin.

Target Dates	Buildings	Target Dates	Buildings
10/14 – 11/08	17, 20, 22, 23	01/13 – 01/31	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 – 01/10	28, 29, 30	03/09 – 03/20	10, 14, 15, 16

** This schedule is tentative and not absolute*

Pet Owner Courtesy's

Please leash your pets when walking them or letting them outside of your unit. Leashing your pet is not only for other pets safety, but for the safety of your pet as well.

If you have a dog, please limit the amount of noise emitting from your pet. Excessive barking may disturb your neighbors.

With the cooler temperatures in the winter weather, please remember that the garage is not a temperature controlled environment and is not a healthy place for your pet. Keeping your pet in cold temperatures can lead to hypothermia if they are left in a garage. The garage is often a place where people store their motor oil and anti-freeze, these types of liquids could cause significant health problems for your pet.

2020 Board Meeting Dates

Open Session — Tuesday, January 28

Open Session — Tuesday, March 31

Open Session — Tuesday, May 26

Open Session — Tuesday, July 28

Open Session — Tuesday, September 29

Package Deliveries

When placing your online orders this holiday season, remember that Management does not accept or sign for packages on behalf of residents. Any delivery attempts to the office are turned away and directed to leave at the unit entry door.

To ensure packages are received by you, please request for the package to be signed for have the item delivered to a secure location.

For Amazon packages, you may also have your item delivered to the Amazon lockers at one of the local grocery stores. Some of our Westlake Villas residents have even signed up to have PO Box at the AIM Mail Center in the Walgreens Shopping Center. Additionally, FedEx offers pick up locations for all of your FedEx packages free of charge!

Owner 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 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 non-standard 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.

December 2019

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

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