



Westlake Villas

COMMUNITY ASSOCIATION

MARCH 2023

Community News

Office Hours

8 AM to 4 PM

M/T/W/T/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
Richard Chapman
(916) 928-9900
Richard.Chapman@fsresidential.com

Assistant Community Manager
Genesis Ruiz-Campos
(916) 293-4741
Genesis.Ruiz-Campos@fsresidential.com

Sacramento Protective Services
(916) 575-9900

HB Towing
(916) 339-3002

Community Website:
www.westlakevillashoa.net



P.U.P. (Pick Up Poop)!

Attention Pet Owners! Before you take your four-legged friend on a walk, remember to grab a bag to clean up after your pet. The Association has also provided four pet waste stations throughout the property in case you forget a bag before leaving your home. We need everyone's help to keep the community clean, so please clean up after your pets.

What's New?

Our Pool and spa were remodeled. The Spa is operational year round. The pool will be turned back on April 30th, 2023

Come check out our Completely remodeled Gym with new flooring and all brand new equipment. We added a few amenities that we did not have before so please treat the equipment nicely so we can have it for years to come!

Parking Reminders

Please remember that resident vehicles must be parked in their garage. If you have a second vehicle, the parking permit must be displayed in order to avoid being towed. Guest parking is only available from 8 AM–8 PM. There is no overnight guest parking within the Association. Parking is prohibited in the alleyways or in front of fire lanes, parking in these areas is grounds for towing at any time of the day.

No trailer, camper, mobile home, commercial vehicle, truck (other than a standard size pickup truck), inoperable automobile, or similar equipment is permitted to remain upon any area within the property other than temporarily.

Any vehicle towed is at the owner's expense and can be reclaimed by calling HB Towing at (916) 339-3002.

Utility Closets

If you need to schedule an appointment with AT&T, Comcast, SMUD or PG&E, 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.

Meet Your Neighbor

We Will be announcing our next Meet Your Neighbor Night at the end of March. Stay tuned!



Trash Can Reminders

When placing your items out for pick up, please keep in mind to keep the alleyways clear so the large collection vehicles can fit safely down the alleyways. Please be aware of where you are leaving your receptacles as well, Management has observed many of the containers being placed right against the juniper bushes between the garage. By placing the containers against the junipers, the City unintentionally causes damage to our landscaping when bringing the containers back down. Please be sure to either leave your cans 6 – 8 inches away from the front of your garage door for collection or 6 – 8 inches away from the junipers.

If you notice any damage done to the junipers caused by the City, please contact Management as soon as you are aware of the damage.

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."

Office Hours

From the month of November to March, the Community Clubhouse Office hours for Management are Monday, Wednesday and Friday from 8 AM – 3:30 PM.



The Management Team would like to remind residents that the clubhouse is only staffed by one person, the General Manager. The General Manager will occasionally be attending site reviews and inspections with vendors, meetings, and other obligations for the Association. To ensure that the General Manager is available to assist you during business hours, please call or email ahead to sched-

DAYLIGHT SAVING TIME BEGINS SUNDAY, MARCH 12, 2023



2023 Board Meeting Dates

Open Session — Tuesday, March 28
Open Session — Tuesday, May 30
Open Session — Tuesday, July 25
Open Session — Tuesday, September 26

March 2020

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