

To: All Members of Westlake Townhomes

From: The Board of Directors

Date: April 1, 2023

The April Board of Directors meeting will take place on the 19th of April at 7pm in the lounge of the clubhouse. All members are welcome to attend. The lounge is set up in a way that social distancing can be achieved.

At the March 15th, 2023 Board of Directors Meeting, the Board voted to increase the assessment late fee to \$35.00. Any payment received after the 15th of the month will be assessed a \$35.00 late fee. Please also remember the assessment amount beginning April 2023 is now \$200.00 per month. Please take the time to update any automatic payments that you may have set up.

At the March 15th, 2023 Board of Directors Meeting, the Board voted to increase the afternoon rental fee for the clubhouse to \$100.00. The afternoon rental time is from 1pm to 5pm. If renting the clubhouse from 1pm to 12am, the new fee will be \$300.00. The 7pm-12am rental fee will remain at \$200.00.

Premier Landscape is working on spring cleanup. Cleanup includes removing leaves, sticks, trash etc. from the property. Damage caused during snow plowing events is also addressed. If your vehicle has caused ruts next to your driveway, it is your responsibility to repair them. Tree rings are defined and the first application of weed and feed is applied. Our normal service day for landscaping is on Wednesday. If you have landscape waste you need to dispose of, please place by the curb on Wednesday. Premier will pick up the landscape waste at the end of the day. Please note that you may see the crews out on other days than just Wednesday's during the initial cleanup.

Just another reminder, that feeding of wild animals is not allowed in Westlake. In the spring, we see many critters around the area looking for a place to live for the summer. Under decks, stoops and other areas that provide cover seem to be the favorite locations for these critters to set up their homes. Animals will not stay in an area if no food source is available.

The ongoing discussion regarding the clubhouse hours of operation will continue at the April 19th Board of Directors Meeting. Feel free to come to the meeting to discuss or send an email to the clubhouse with any thoughts regarding this matter. Westlaketownhome@sbcglobal.net

The Annual Garage Sale dates will be June 23rd and June 24th this year. Details to follow.

Are you 16 years old or older and a good swimmer? Interested in becoming a lifeguard? Stop by the clubhouse and fill out an application if interested. You may also stop in and talk to current lifeguards Robert or Miranda for details regarding the position.

Have a Safe and Healthy April.

Snow Removal 2022/2023

Please review the following snow removal guidelines.

The snow removal contract calls for plowing, clearing of driveways, walks and front stoops after a two inch snow fall. ***Please note we do not clear private patios or decks.***

Any snow fall resulting in an accumulation of less than two inches will be the responsibility of the homeowner to remove if so desired.

The Association does not provide, not authorize the contractor to apply salt or any type of de-icer. Again, this will be up to each individual homeowner.

After the association has completed snow removal on the streets, the Village of Bloomingdale will salt the streets according to their standards.

The clubhouse parking lot and offsite parking areas are some of the first to be cleared. Please move vehicles to these areas after they are plowed to allow for driveways to be completed safely.

The clearing of driveways is a time consuming operation and with 501 units it is obvious that not everyone can be done first. If for some reason your driveway is missed and the rest of the block is complete and no cars were in your driveway, please call the office and leave your name and address so we can direct crews accordingly. The same applies for the walk crews. If your walkway or stoop was missed, please let us know.

Please note that if the snow removal contractor does not feel comfortable plowing a portion of a driveway that has a vehicle in it, they have the right to wait until the vehicle is moved out of the driveway to complete snow removal operations.

When calling the clubhouse, please make sure to leave your address. We often have messages, but we do not have an address.

If you have lawn ornaments or lighting along the edge of your driveway or walkway, please make sure you remove these items. The crews cannot see these many times and they end up damaged.

Finally, please be patient. The Manager, The Board of Directors and the Contractor work hand in hand during a snow removal event. If you need to call and report an area that has been missed, please do so in a kind and courteous way. The office staff will note your call and alert the contractor to the area that needs service. Yelling at the office staff will not get your snow removed any faster.
