

To: All Members of Westlake Townhomes

From: The Board of Directors

Date: February 1, 2022

The February Board of Directors meeting will take place on the 16th of February at 7pm in the lounge of the clubhouse. All members are welcome to attend. Face masks are required to be worn when inside the clubhouse. The lounge is set up in a way that social distancing can be achieved.

At the January Board of Directors Meeting, Mike Grilli and the Finance Committee presented a draft budget for the upcoming fiscal year. Along with continuing the annual woodwork project, painting project, concrete and roofing projects, the Board is factoring in the following improvements and needed repairs to the facilities. Updating the gym floor and basketball hoop before the end of this fiscal year. Replacing the deck at the rear of the clubhouse in fiscal year 2023. Replacing the furnace and air conditioning units at the clubhouse in fiscal year 2024 and parking lot replacement in fiscal year 2025. The monthly assessment amount has remained at \$189.00 per month for the past two years. With the increased cost of labor and materials, the Finance Committee is projecting the new assessment amount to be \$193.00 per month beginning April 1st, 2022. Even with the increase in assessments, the budget will see a loss in net income for the next five to seven years. Thanks to a strong reserve fund, this will not affect projects continuing to move forward as planned. We have also been informed by our garage door supplier that we may not be able to purchase the panels for replacement in the future. We are still working on a solution to this situation moving forward. The Board will be voting on approving the budget at the February 16th, 2022 Board of Directors Meeting. Notices will then be mailed to each owner of record with the new assessment amount.

The Board of Directors is also considering making changes to the fine amount for repeat offenders of the Rules and Regulation of the Association along with increased fines for not picking up after pets.

Trash cans being out the day after pickup continues to be a problem. Please remember cans must be brought back into the garage the same day as pick up takes place. Also, trash cans are not to be put out until 5pm the evening before trash pick up is scheduled.

Have a Happy and Safe February!!

Snow Removal 2021/2022

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 and faster.
