

To: All Members of Westlake Townhomes

From: The Board of Directors

Date: January 1, 2023

The January Board of Directors meeting will take place on the 18th of January at 7pm in the lounge of the clubhouse. All members are welcome to attend.

Snow removal reminder. If you have a vehicle parked in your driveway and the bobcat operator does not feel he can plow next to the vehicle, they will pass over that driveway until the vehicle is moved. The last thing we want to see is the plow hitting a vehicle in the driveway. Please also remember, if you have landscaping lights or decorations along walkways or driveways, please remove them before the snow flies. The crews cannot see these lights and decorations and normally if not moved, they are damaged. The office still receives many calls during a snow removal event regarding these issues.

Just a reminder that holiday decorations need to be removed one month after the holiday. Take advantage of the mild upcoming temperatures and remove decorations while it is still safe.

Mike Grilli and the finance committee continue to work on the upcoming year's budget. The Board is looking at continuing the roofing project, painting project and woodwork projects as well as replacement of the garage doors and concrete replacement. With the rising cost of materials and labor, there will need to be an increase in the monthly assessment moving forward. The Board will be discussing this at the January 2023 Board Meeting.

In conjunction with the Bloomingdale Park District, the water aerobics program continues at Westlake. If interested in signing up for the program, please contact the Bloomingdale Park District at 630-529-3650. Westlake residents receive a 50% discount on these classes. Classes currently meet on Tuesday and Thursday mornings. Please see attached flyer for details.

Please note that trash pickup will be one day later the week of January 2, 2023. Please remember trash cans need to be stored in the garage after trash pickup. Cans need to be brought in the same day as the trash is picked up. Cans may be put out at the street at 5pm the day before pickup.

Finally, the Board of Directors along with the Westlake Staff would like to wish everyone a Happy New Year and Safe 2023!!

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, nor 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.
