

To: All Members of Westlake Townhomes

From: The Board of Directors

Date: February 1, 2023

The February Board of Directors meeting will take place on the 15th of February at 7pm in the lounge of the clubhouse. All members are welcome to attend.

At the January Board of Directors Meeting, 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 improvement. Continuing with the replacement of the garage doors. With the increased cost of labor and materials for all of the projects Westlake completes each year, the Finance Committee is setting the new assessment amount to be \$200.00 per month beginning April 1st, 2023. Even with the increase in assessments, the budget will see a loss in net income for the next five to seven years. Notices were mailed to each owner with the February 2023 monthly statement. Please make sure to update any automatic payment services that many homeowners use.

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 pickup is scheduled.

We continue to receive complaints about pet owners not cleaning up after their animals. If you witness a homeowner not cleaning up after their pet, please try and take a picture of the offender and submit it to the clubhouse along with the address of the homeowner. We will issue a violation to the offender. Confronting the offender normally leads to larger problems.

The Board of Directors will be discussing possibly adjusting the hours of operation for the clubhouse. We have noted many evenings that the clubhouse sits empty for hour after hour. These discussions will take place at the February and March Board Meetings. Stop by if you would like to add some input regarding the clubhouse hours of operations. If you can not make the meeting, feel free to submit your comments in writing the office.

Lastly, we continue to receive calls about the snow removal contractor not cleaning driveways when cars are parked in the driveway. *"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."* This has been published in the newsletter every month during the winter season. Have a Happy and Safe February!!

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.
