

To: All Members of Westlake Townhomes

From: The Board of Directors

Date: May 1, 2023

The May Board of Directors meeting will take place on the 17th of May 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.

With the warmer weather approaching the swimming pool usage increases. Please remember to bring your ID card when you come to use the clubhouse. If you have misplaced your card and would like to use the clubhouse, please bring in \$2.00 and we can issue a replacement card.

If you are planning on staining your fences this year, please remember that the Board of Directors has approved an association wide stain color. The solid color stain is called Tugboat SC-141 made by Behr. This product is available at most of the big box stores.

Please remember to fill out an exterior modification form if you plan on making changes to the outside of your property. Failure to fill out the form may lead to the removal of an unapproved modification.

The Board of Directors is considering making changes to the parking permit process at the clubhouse. One of the considerations is charging a fee to obtain a parking permit. This matter will be discussed at future Board Meetings.

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.

We continue to have a problem with the residents' feeding of wild animals. Feeding wild animals is not allowed in Westlake. Throughout the year we see many critters around the area looking for a place to live. 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 May 17th 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. Changes to the hours will most likely begin after Labor Day. Westlaketownhome@sbcglobal.net

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

CONTRACTORS IN THE AREA**May 2023****ANIMAL CONTROL**

ABC Humane Wildlife	Garon Fylife	847-870-7285
Animal Trackers	Brandon	630-916-1507
R-Mark Wildlife	Mark Romano	630-476-1106

APPLIANCES

D&B	Dean	630-458-9755
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ATTIC INSULATION

J&L Commercial Services	Jim	331-999-5513
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ELECTRICAL

High Line Electrical	Ed Pappano	630-584-6701
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GARAGE DOORS

DC Garage Door	Dan Cutright	630-217-9839
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GLASS REPLACEMENT

Hanover Glass		630-289-6767
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HANDYMAN/REMODELING

Jose Lares Remodeling Services		630-675-5824
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HVAC

Bloomington Heating & AC		630-283-2442
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PEST CONTROL (BUGS)

All Suburban Pest Control	Mark	630-625-2913
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PLUMBING & SEWER

A Better Plumber	Rich Mitchell	847-223-8837
Murphy Brothers	in Roselle	708-558-2873

PLUMBING

Superbowl	Jesse	630-625-2880
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REFRIGERATOR & FREEZER

A-Neighborhood Refrigerator (repair in Roselle)	Rich	547-455-4944
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ROOFING

All in 1	Tom Picha	630-995-6256
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TV-VIDIO REPAIR

Peekens--364 E. Irving Park, Roselle		630-529-1177
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WINDOWS

Buy Right (new)	Len/Terri	630-924-9700
Window Parts	Blaine	708-343-8800
My Window Washing		630-425-0678