

To: All Members of Westlake Townhomes

From: The Board of Directors

Date: February 1, 2024

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The February Board of Directors meeting will take place on the 21st of February at 7pm in the lounge of the clubhouse. All members are welcome to attend.

At the January Board of Directors Meeting, the Finance Committee presented a draft budget for the upcoming fiscal year. 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 \$208.00 per month beginning April 1<sup>st</sup>, 2024. 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. 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.

Thank you to all members that support the food drop off bin located within the clubhouse. If you would like to donate, please bring nonperishable food items and drop them in the game room bin. Please note that expired or opened items will not be accepted.

If you have a land line phone number on file with the clubhouse and no longer have a land line, please drop us a note with updated contact information. You can email us at [westlaketownhome@sbcglobal.net](mailto:westlaketownhome@sbcglobal.net) or drop us a note with updates at the clubhouse office.

Just a reminder to check your ceilings from time to time. When these homes were built over fifty years ago, they used nails instead of screws and inadequate adhesive to hang the drywall. The first sign of a problem is cracking or bowing ceilings. In a few instances, the ceiling has actually fell down. Take a few minutes to look around your home for any of these signs of a potential problem.

Please see the attached flyer for another great social event at the clubhouse. February 9<sup>th</sup> from 6:30pm until 8:30pm the clubhouse will host a Winter Wine Mixer. Please mark your calendar and stop by for some fun!

Have a Happy and Safe February!!

# Winter Wine Mixer 2024



Friday, February 9, 2024—6:30pm to 8:30pm

Let's beat the winter blues and enjoy a night of wine, chocolate and cheese with your neighbors at the Clubhouse!

Bring a bottle of wine to share. Cheese, crackers and chocolates will be provided. This is a 21 and over event.

**\*please drink responsibly\***

