

To: All Members of Westlake Townhomes

From: The Board of Directors

Date: December 1, 2025

The December Board of Directors meeting will take place on the 17th of December at 7pm in the lounge of the clubhouse. All members are welcome to attend.

As previously mentioned, The Board of Directors has approved Premier Landscape Services to handle the task of snow removal this winter. This will be Premier's fifth year plowing for us. Please take time to read the snow removal guidelines. Please remember, 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.

Mike Grilli and the Finance Committee are working on the Budget for the upcoming year. All planned maintenance projects are included in the budget. Once the budget is approved, copies will be available at the clubhouse.

Trash cans continue to be an ongoing problem around Westlake. Cans are not to be put out at the street until 5pm the night before pickup. The cans must be put back in the garage the day of pickup. The trash cans are not to be stored in front or behind the garage. They must be kept in the garage. Violations are being issued for those not in compliance. Also, we have heard many reports of mice in garages. Please take the time to make sure that you do not have any food stored in the garage. Even a small amount of food will attract mice.

Just a reminder this is the time of year to have your furnace serviced. Also make sure smoke detectors and carbon monoxide detectors are present within the home and are working properly. Make sure to change batteries in these devices if you have not already. Also, make sure your outside hoses are disconnected and drained.

On Saturday December 6th from 9am until 12pm a Cookies and Cocoa event with Santa will be held at the clubhouse. Please see the attached flyer for full details.

The Clubhouse will be closed the following days. December 24,25. December 31 and January 1

The Board of Directors and Staff wish everyone at Westlake a Happy and Safe Holiday Season!!

Snow Removal 2025/2026

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 sidewalk 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 crew 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.

COOKIES & COCOA WITH SANTA



Saturday, December 6th, 2025


9AM to 12PM

299 Edgewater Dr. | Community Clubhouse

All children are invited to come and share their Christmas wishes with Santa.

We will have treats, hot cocoa, crafts and more for all who join us.

Children must be accompanied by a parent at all times during this event

 For any questions or interest in volunteering with this event please contact:
Alexis Kalish @ Alexisontheboard@gmail.com



Sponsored by The Westlake Townhome Owners Association