

To: All Members of Westlake Townhomes

From: The Board of Directors

Date: January 1, 2026

The January Board of Directors meeting will take place on the 21st of January at 7pm in the lounge of the clubhouse. All members are welcome to attend. The swimming pool will be closed from January 17th to approximately February 6th for improvements.

As previously mentioned, The Board of Directors has approved Premier Landscape Services to handle the task of snow removal this winter. 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.

Mike Grilli and the Finance Committee are working on the Budget for the upcoming year. All planned maintenance projects are included in the budget. The Board will be looking to approve the new budget at the January or February 2026 Board of Directors Meeting. We have an online payment method on our website now. Log on to westlaketownhomes.net. On the front page you will see a tab called Pay Online. Follow the prompts to make your payment. After you make your first payment you can set up an account and schedule payments automatically.

Trash can continue to be a problem. Cans cannot be put out until 5pm the night before pickup and must be put back in the garage on the day of pickup. If for some reason the cans need to remain out, please notify the 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 adhesives 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.

Are you interested in joining the Social Committee? On January 7th at 6pm the committee will be meeting at the clubhouse. Stop in and say hi if you are interested in joining this fun committee.

The Board of Directors and Staff wish everyone a Happy New Year!!!!!!

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, not 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 and faster.
