

To: All Members of Westlake Townhomes

From: The Board of Directors

Date: February 1, 2026

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The February Board of Directors meeting will take place on the 18th of February at 7pm in the lounge of the clubhouse. All members are welcome to attend. The Board will be voting on approving the budget for the year ending March 31, 2027.

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 Board of Directors has approved two new rules changes and are as follows:

Currently stating:

Holiday decorations shall be installed/removed no later than one (1) month prior/after the date of the holiday.

Change to:

Holiday lights and decorations shall be installed/removed no later than one (1) month prior/after the date of the holiday except the Year-end Holidays Thanksgiving through New Year's Eve.

Year-end Holiday lights and decorations shall be installed no earlier than November 10<sup>th</sup> and must be removed by January 31<sup>st</sup>.

If holiday lights and decorations are installed before and or not removed by the required dates the homeowner will be issued a violation notice subject to fines and will be increased weekly until compliance has been completed.

Currently stating:

No exterior surface changes, additions or improvements to any Unit or Lot, or the erection, placement, or alteration of any buildings, fences, decks, patios, structures, additions, sky lights, satellite dishes, antennas, storm doors, garages, other outbuildings, animal pens, or any other building or structure whatsoever shall be constructed or maintained without the prior express written consent of the Board.

Change to:

No exterior surface changes, additions or improvements to any Unit or Lot, or the erection, placement, or alteration of any buildings, fences, decks, patios, structures, additions, sky lights, satellite dishes, antennas, storm doors, garages, security cameras, other outbuildings, animal pens, or any other building or structure whatsoever shall be constructed or maintained without the prior express written consent of the Board.

Please keep a copy of these rule changes with your current rules and regulations package. The website has also been updated to reflect these changes.

On February 27th the clubhouse will host a pool reopening party! Please see attached flyer for details.

Have A Happy and Safe February!!

# 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 faster.

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A vibrant, tropical-themed flyer for a pool party. The background is a light blue pool of water with a dark blue tiled border. Decorative elements include a palm tree on the left, a beach umbrella on the top right, a pink hibiscus on the bottom left, a monstera leaf on the right, and a beach ball and flip-flops at the bottom. The text is centered and reads:

# Reopening POOL Party

**Residents  
only**

COME HANG OUT WITH NEIGHBORS  
AND ENJOY THE POOL!

FRIDAY, FEBRUARY 27, 2026

ALL MEMBERS WELCOME 4-7:30

ADULTS ONLY 7:30-9

CHILDREN UNDER 10 MUST BE SUPERVISED BY AN ADULT  
LIGHT SNACKS/REFRESHMENTS PROVIDED WHILE SUPPLIES  
LAST



Westlake Townhome Owner Association has a NEW  
Facebook page!



We apologize for the inconvenience, but please go check out and “like/follow” the new page!

