

To: All Members of Westlake Townhomes

From: The Board of Directors

Date: March 2, 2026

The March Board of Directors meeting will take place on the 18th of March at 7pm in the lounge of the clubhouse. All members are welcome to attend.

At the February 18th, 2026, Board of Directors Meeting, the Board of Director's voted to approve the 2026/2027 operating budget as presented by the Finance Committee. The monthly assessment fee will increase to \$224.00 per month. Please check that your assessment account is current. **Your April 2026 statement will reflect the assessment amount of \$224.00 per month.**

Normally in mid to the end of March, spring cleanup begins. This project is always dependent on the weather. Premier Landscape will be our landscape contractor this year. Cleanup includes removing leaves, sticks, trash etc. from the property. Damage caused during snow plowing events is also addressed. If your vehicle has caused ruts next to your driveway, it is your responsibility to repair them. Tree rings are defined and the first application of weed and feed is applied. Our normal service day for landscaping is Wednesday. If you have landscape waste you need to dispose of, please place by the curb on Wednesday. Premier will pick up the landscape waste at the end of the day. Please note that you may see the crews out on other days than just Wednesday's during the initial cleanup.

Just a reminder, that feeding of wild animals is not allowed in Westlake. In the spring, we see many critters around the area looking for a place to live for the summer. 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.

We still run across this from time to time. A homeowner that has the wrong insurance for their townhome. Please read the back of this letter to better understand what type of insurance you need to have. Do not let your agent talk you into getting a cheaper policy, like condo insurance.

Have A Happy and Safe Spring!!!



THE WESTLAKE CLUBHOUSE
299 Edgewater Drive / Bloomingdale, IL 60108
(630) 529-5164

HOMEOWNERS INSURANCE DISCLAIMER

You are required to carry homeowners insurance. Your coverage must include the interior, exterior, garage & outside property; (the same as a single-family home).

Westlake Townhome Owners' Association is not a condominium association and does not own your property.

You own your townhome as "fee simple," and have a plat of survey.

You own the property which the townhome and garage are located, and you have an insurable interest in the property.

The association covers the insurance on the clubhouse, all common grounds, and has no liability or insurable interest in any of the townhomes or their properties.

***No townhome can be sold as a rental unit** per amendment to Westlake Townhome Owners Association's Declaration of Covenants, Conditions & Restrictions, sections 6 & 7 recorded 09/01/2005 in DuPage County in the State of IL under document number R2005-192756.*

WESTLAKE TOWNHOME OWNERS' ASSOCIATION