

To: All Members of Westlake Townhomes

From: The Board of Directors

Date: April 1, 2026

The April Board of Directors meeting will take place on the 15th of April at 7pm in the lounge of the clubhouse. All members are welcome to attend.

Anyone interested in running for the Board of Directors? We have three positions up for election this year. Please submit a resume to the office by April 24, 2026. Resumes will be published in the May newsletter for review. The Annual Meeting will take place on June 3, 2026.

In early April, we will once again offer two bags of topsoil to each townhome. Simply call the clubhouse and leave your name and address and we will deliver the topsoil to your home. We will also have grass seed available at the clubhouse for pickup. The soil and seed can be used to do touch up around your area. Many homes have ruts next to the driveway that were not caused by the snowplows.

Premier Landscape continues to work on Spring cleanup. They will continue working on cleanup until complete. Weed and feed will be applied this month as the weather permits. Normal mowing will typically be on Wednesdays. Weather sometimes delays mowing a day or two.

Are you 16 years old or older and a good swimmer? Interested in becoming a lifeguard? Stop by the clubhouse and fill out an application if interested. You may also stop in and talk to current lifeguard Miranda for details regarding the position.

Please remember that if you are planning on staining your fences this year the color that is approved is Tugboat made by the Behr company. The code for the stain is SC-141.

Beginning April 1, 2026 the new assessment amount is \$224.00 per month. Please check your statement to make sure you are current.

Notices will be posted in April before the woodwork project begins. Painting will follow the wood project. A list of homes having wood replacement and paint is attached.

Have a Happy and Safe April!!

2026 Woodwork and Paint Addresses

221-237 Lakeshore Lane

239-255 Lakeshore Lane

228-244 Lakeshore Lane

217-229 Millcreek Lane

231-241 Millcreek Lane

226-238 Millcreek Lane

240-248 Millcreek Lane

227-235 Driftwood Lane

237-247 Driftwood Lane

226-238 Driftwood Lane

213-227 Edgewater Drive

Information Sheet (Resume)

**PLEASE RETURN TO THE CLUBHOUSE NO LATER
THAN APRIL 24, 2026 IF YOU ARE INTERESTED IN
RUNNING FOR THE BOARD OF DIRECTORS.**

Name: _____ Phone# (Optional) _____

Address: _____

Qualifications: (Include any back round information, education, etc.)

Objectives & Goals: (Include a statement of your reason for serving on
the Board and what your objectives would be as a Board Member.

General Remarks:

I HEARBY CONSENT TO THE ABOVE INFORMATION BEING DISTRIB-
UTED TO ALL UNIT OWNERS OF WESTLAKE TOWNHOMES

Signature: _____ Date: _____

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Email: westlaketownhome@sbcglobal.net

To: All Westlake Owners
From: The Board of Directors
Subj.: Assessment Amount
Date: February 18, 2026

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.

A copy of the approved 2026/2027 budget will be available at the Clubhouse for your review after the March 18th, 2026 Board Meeting. Please check that your assessment account is current. **Your April 2026 statement will reflect the assessment amount of \$224.00 per month.** Please update ACH and Bank Payments to reflect the new amount.

No Townhome can be sold as a Rental Unit per Amendment to Westlake Townhome Owners Association's Declaration of Covenants, Conditions and Restrictions, Section 6 and Section 7 recorded September 1, 2005 in DuPage County in the State of Illinois under Document Number R2005-192756.

Please be advised that it is the OWNERS' RESPONSIBILITY TO CARRY HOMEOWNERS INSURANCE on the Townhome interior, exterior, garage and property, just like a single family home.

The owner owns the Townhome and the property. Westlake Townhome Owners Association is not a Condominium Association and does not own the property. The owner owns the Townhome and property as fee simple. The owner owns the lot on which the townhome and garage is located. The owner has the insurable interest in the property, not the Association.

The Association only covers insurance on the clubhouse house and common grounds, such as tot parks, tennis courts.

Westlake Townhome Owners Association has no liability on any of the Townhomes or deeded property.

Westlake Townhome Homeowners Association
Board of Directors