

Westbury Village News

Summer Newsletter

3rd Quarter 2023

Understanding Maintenance Responsibilities

One thing that is a continuing source of confusion for most Unit Owners is who is responsible for maintaining what. Some things may be obvious, but other items may not be as clear. Consider the following to better understand who maintains what and why.

Outside versus Inside.

If you've ever asked a neighbor who fixes what, you've probably heard some version of, "The Association is responsible for the outside and Unit Owners are responsible for the inside." Although this may be mostly true, like how the Association maintains the landscaping and the Unit Owner changes their own light bulbs, there are some important exceptions. For example, Associations that have air conditioning units outside the of the condo: it's on the outside; should it be repaired by the Association? The answer is 'no'. And what about windows? Are windows considered on the outside or on the inside? You can see that even though this is a good rule of thumb, maintenance responsibility can be much more nuanced.

Does this component serve only my Unit, or does it serve multiple units in the Association?

Consider the above question debating why something is either the Association's or the Unit Owner's responsibility. That exterior air conditioning unit serves one Unit only, which is why it is the responsibility of that Unit Owner to maintain and repair it. This also goes for utility lines, which are the Unit Owner's responsibility because they only serve that Unit Owner. The moment the lines serving two units join they usually become the Association's responsibility. But this leaves some unanswered questions. Why am I responsible for my garage door but the Association is responsible for the trim around the garage door? And does this mean that I am responsible for the blacktop on my parking spot or driveway? This is usually not the case because, like before, there are exceptions to this rule as well.

Check your Association's governing documents.

When it comes down to it, the best way to determine maintenance responsibility is to review your Association's governing documents. There are two sections in the Declaration of most Associations which Unit Owners should review. First, the definition of a unit, otherwise known as "Unit Composition", which aims to clarify what is considered part of a Unit and what isn't. Those items included in this section are the responsibility of the Unit Owner to maintain. The second section is the maintenance responsibility section or "Maintenance and Repair" section. This section of the Declaration lists what the Association is responsible for maintaining and what the Unit Owners are responsible for. Most Associations will also list these components in their Owner's Handbook as well.

Community Manager Contact Information

John Morway (614) 488-7711 extension 564

If you call and get the welcome greeting you may immediately press 564 to reach his extension.

Emergency (614) 722-7007

Call this number if you need to report an emergency. An emergency is when there is immediate danger to life or property, or suspension of services.

Remember to say your unit number, and that you are calling from Westbury Village!

Board Meeting Information

Meetings are usually held at the Clubhouse on the 2nd Monday of each month at 6 PM. All interested homeowners are encouraged to contact the Community Manager prior to the meeting to verify meeting time, place and date in case of any changes.



Where do I get these governing documents?

Your Association's Declaration, Bylaws, and Owner's Handbook are readily available upon request. Simply email your Community Association Manager, and they will provide them for you. These documents are also sent to all new Unit Owners upon transfer of the Unit. The Association's Declaration is also publicly available at your county Recorder's office. Most counties have these documents available in an electronic format on their website.

Board Meeting Notes

A summary of the actions taken by your Board of Directors

April Meeting Held

- Items were discussed. No motions were made.

May Approved

- A Policy Resolution pertaining to trash can storage.
- Various modification requests of Unit Owners.

June Approved

- Increasing the clubhouse rental fee to \$75.
- Various modification requests of Unit Owners.

We also love our community. That's another reason the Association is committed to enforcing the county leash law-so all residents may enjoy our community.



We trust we can count on you for voluntary compliance with the leash law. We don't like to call animal control, but we won't have any choice if your dog is running free.

As a reminder, cats also fall under this restriction. It is against Association rules to allow cats to roam free outside without a leash.

Revenue Sharing Agreement

The Association has entered into a revenue sharing agreement with Spectrum Cable.

What this means:

For every unit owner signed up with Spectrum Cable, the Association will receive a portion of that money as revenue sharing income.

How this effects owners:

This will have no bearing on who an owner can contract with. Owners are not required to contract with Spectrum Cable

Does Spectrum offer a discount:

There are no discounts offered through the revenue sharing agreement. However, since the Association receives a portion of every contract, more contracts will equal more income for the Association, which will then be reflected in your annual budget.

Association Contractors

Please do not engage the contractors that work for the Association. This includes lawn care and maintenance personnel. If you have any questions about any work being done in the common elements, please contact the Association Manager.



Quiet Hours

As a friendly reminder, please note that quiet hours for the City of Columbus are 10:00 pm to 7:00 am.

Exterior Modifications

No modifications, changes, additions, or improvements to the exterior of the Unit buildings, common grounds and limited common grounds may be made without written approval of The Board of Directors. This includes, but not limited to: windows, doors, Ring/Nest doorbells and shrub removals/replacements. All requests should be submitted in writing to the Association Manager.

Please Pick Up After Your Pet

When walking your dog in our community, remember that it should always be leashed. Also, it is important to remember to immediately clean up after your pet. Take along a baggie with you to pick up waste with and then dispose of it properly. By taking a few simple steps to clean up after your pet, you can contribute not only to the beautification of our community, but also towards the elimination of one of the most irritating nuisances in our community. Thank you for your cooperation!

Love Your Dog, Leash Your Dog

We love dogs-we really do. That's why the Association is committed to enforcing the county leash law on Association property. According to the U.S. Humane Society, an unleashed dog has an average life span of less than four years. Allowing your dog to run free threatens your dog's health and welfare and the happiness it brings to you.

Condo Management of Columbus
PO Box 28249
Columbus, OH 43228

Simple Homemade BBQ Sauce

By John Willoughby, courtesy of New York Times

Ingredients

2/3 cup ketchup
1/2 cup cider vinegar
1/4 cup brown sugar
2 teaspoon smoked Spanish paprika
1 teaspoon ground cumin
1 teaspoon kosher salt
1 teaspoon freshly cracked pepper

Preparation

Combine all ingredients in a small saucepan. Bring the mixture to a simmer over medium heat for 5 minutes. Enjoy with a BBQ favorite of your choice.

