

# Westbury Village News

Summer Newsletter

3rd Quarter 2025

## The Budget Process

The Board of Directors spends a considerable amount of time every year setting the budget for the following year. Without having been through a budget meeting, it is hard to appreciate the difficulty of both making sure the Association has sufficient funds to operate smoothly and ensuring the condo fees don't increase too much.

### Insurance

Insurance premiums have skyrocketed recently, and the main factor behind them has been damaging storms that have hit Ohio in recent years. Most insurance companies in Ohio have likely been paying out more than they have been receiving in premiums. Even if an association does not have any claims, the premiums have been increasing at an excessive rate.

### Reserve Contribution

One of the items that has (rightly) gotten a lot of attention in the last few years is the need to have a professional Reserve Study conducted to evaluate the physical assets of the Association, how much it would cost to replace or repair them, and how much 'useful life' they have left in them. Based on this information and the current state of the Association's reserves, a Reserve Specialist can create a funding plan to make sure that the Association always has the funds needed on hand, without requiring a Special Assessment.

However, the hard truth is that many condominium associations in Central Ohio are underfunded, meaning that the amount they are putting into reserves now will have to be increased each year. A typical scenario is a Condo Association that is putting \$120 per unit per month into reserve currently, but will need to increase this to \$130 next year, \$140 the year after that, \$150 after that, etc. This means that it's not so much a question of *whether* the condo fees will increase as it is a question of *when* they will increase, and *by how much* they will increase.

### Utilities

Westbury Village doesn't get to choose how much it pays in utilities, and unfortunately, over the last few years, the Public Utilities Commission of Ohio (PUCO) has approved rate increases larger than the inflation rate, which affects how much we pay in utilities.

## 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 the month at 6 PM. Meetings are not held every month. 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.

### Determining Condo Fees

Some people suggest that the Board should start the budget process with the desired condo fee and based on that figure, determine how much to budget for each line item. Unfortunately, this just doesn't work. Essential services wouldn't be performed, and the Association wouldn't be able to pay its bills. Instead, the Board starts with its estimated expenses based on the best information available and then determines from this the minimum required condo fee to keep the Association afloat.

Once the Board has evaluated all these factors, the budget will be finalized and approved. After this, a copy will be sent to all owners, along with the fee letter, by mid-November.



## Board Meeting Notes

A summary of the actions taken by your Board of Directors

**April**    **No Meeting**

**May**    **Meeting Held**

- Items discussed. No motions made.

**June**    **No Meeting**

## 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 affects 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.

## Clubhouse Reservations

The 2025 calendar is open for reservations! Payment of \$75 must be made two weeks prior to use. Responsibility in using the Clubhouse for reservations includes but is not limited to: removing all decorations, emptying trash to outside receptacles, cleaning any messes/spills, and returning all furniture to their original location. Reservations can be made by contacting the Clubhouse Coordinator via email at [possumridgeemb@gmail.com](mailto:possumridgeemb@gmail.com)

## Friendly Reminders

**Pet Waste:** Pet owners are responsible for promptly cleaning up after their animals and disposing of animal waste appropriately. There are pet waste stations situated throughout the community.

**Cats:** Pet owners must always be in control of their pets. This includes cats. Allowing your cat to roam free is against the rules of the Association.

**Parking:** Any car that remains in visitor parking unmoved for more than 24 consecutive hours can be towed without notification at the owner's expense.

**Picking up trash:** Westbury Village doesn't hire anyone to clean the grounds, so we are asking that all residents join in and do their part to help keep things clean. If you see some unsightly trash, please pick it up and dispose of it properly!

## Pool Rules

Please refer to your Owner Handbook for a list of the Association's pool rules. Failure to comply with the pool rules of the Association may result in an assessment or loss of privileges.

## Community Website

Visit us at: <https://wbvcondo.com/>

Please check out our new and updated website! Your Board has worked hard this winter to develop this site and continues to update it with information as it is available. You can also make requests for maintenance or clubhouse usage on the site as well. Westbury has great things happening in 2025!

## Please Pick Up After Your Pet

It doesn't take much to remember that we have pets in our community. In fact, if you don't watch your step, you're liable to step in one such reminder! Besides being unsightly and smelly, animal waste can be hazardous to the health of our children who play in the community and other pets. One of the most common forms of disease transmission between dogs is through fecal matter. When walking your dog in our community, remember that it should 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!



Condo Management of Columbus  
PO Box 28249  
Columbus, OH 43228

## Spring Blossom Cookies Recipe (Kroger)

makes 50 cookies

### Ingredients

- 1 cup butter, softened
- 3/4 cup sugar
- 1 large egg
- 1 teaspoon Pure Vanilla
- 2 1/2 cups all-purpose flour
- 1 teaspoon baking soda
- 1/4 teaspoon salt
- 1/4 cup assorted spring colored sugar or sprinkles
- 50 chocolate kisses (white or milk chocolate)

### Directions

**Step 1** Heat oven to 375°F. Line a baking sheet with parchment paper; set aside.



**Step 2** In a large bowl, beat together butter and sugar until fluffy. Add egg and vanilla. Beat until blended. Add flour, baking soda, and salt, beating on low until combined.

**Step 3** Form dough into 1" balls. Roll in sugar or sprinkles and place on prepared pan, 2" apart.

**Step 4** Bake 8-10 minutes until bottoms and edges are lightly golden brown. Immediately press candy kisses into the center of each cookie. Remove to a cooling rack and cool completely.