

Westbury Village News

Fall Newsletter

4th Quarter 2023

Emergencies

What do you do if you have a property emergency? Well, it depends on what kind of emergency you are having. First you will need to determine if this is something that you as the unit owner are responsible for, or if it's an Association emergency that requires a call to the Association Manager.

There are many examples of emergency situations that an owner would be responsible for or that do not require an immediate call to the Association Manager.

- Plumbing issues that affect only your unit (i.e. no water, hot water tank leaking, toilet or sink problem, etc.)
- Smoke detectors beeping
- Pests or animal entry
- Violations by other unit owners
- Downed tree that is not damaging a structure

True emergencies that require a call to the emergency line after business hours are things that are an **immediate** danger to life or property such as:

- Fire – after you've called the fire department first
- Flood inside of the structure
- A lightning strike that has damaged a structure
- Gas leak- after you've called the gas company
- A tree down in the common area that has caused building damage
- Sewer backup in a main line
- Exterior water line broke

There are many other items that fit into both categories. Some initial investigation should be done by the Unit Owner prior to calling the Association Manager. Many of these situations include utilities. When it comes to electricity, water and gas being off:

- 1.) Check online (or call) the utility company to see if there's an outage in your area.
- 2.) See if your neighbor is having the same problem, if the problem is isolated to your unit try resetting the breaker (for electricity), contact the utility company, a plumber or other professional for repair.
- 3.) If the issue is building wide you may want to ask your neighbors, sometimes another Unit Owner may have inadvertently shut off the master valve, so it's best to check with them before contacting the Association Manager.

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.



When it comes to roof leaks, the manager contacts a roofing company for repair. The roofing company will contact the Unit Owner to schedule an appointment. Many folks call the emergency line when they have a roof leak, however a roofer cannot complete the work until weather conditions allow. Roofers will not come out when it's raining, snowing, low visibility, or otherwise unsafe. In addition, roofers generally will not put a tarp on a roof because tarps can cause additional damage to the shingles on the roof.

The Management Company contracts with a third-party service to answer the emergency line. The charges for this service are not passed on to your Association. The emergency line number is (614) 722-7007, thank you for using it responsibly. Be prepared to provide the Association name and your street name.

Board Meeting Notes

A summary of the actions taken by your Board of Directors

July **Approved**

- The meeting was held. No motions were made.

Aug. **Approved**

- Management company contract addendum.
- Various modification requests from Unit Owners.

Sept. **Approved**

- Three-year pool service agreement with Sandy's Pool Service.

Annual Meeting

Once a year all the members of Westbury Village Condominium Association are invited to come together for a "State of the Union" report and to vote for who they want to represent their interests on the Board of Directors.

This meeting will be held on Monday, December 11, 2023, at 6:00pm and you, as the owner of a unit in The Westbury Village Condominiums, are invited to attend. A notice with more detailed information will be mailed out about three weeks before the meeting, along with a proxy form, which you can fill out in the event you are unable to attend and give to someone else to represent your interests.

Have you thought about taking a turn on the Board? If you haven't, you should consider these reasons:

It's your right and privilege to run.

When you bought your condominium you also bought the right to run for the Board. Only unit owners may serve on the Board of Directors. Only unit owners have the right to have a hand in their own governance.

Protect your investment.

The decisions the Board makes have a profound impact on the financial well-being of the community. They decide on the specifications of the Lawn Care contract and which company to use, which impacts the 'curb appeal' of the community. They make decisions with regard to the management of the Association's finances and long-term planning. All these factors affect the value of your home.

It can be an enriching experience.

Serving on the Board will expose you to a breadth of experience not matched anywhere else. In what other context will you review asphalt specifications, CD rates, FCC regulations, Fair Housing Act requirements, and the best product to melt ice on concrete (hint: it isn't salt), and all this in the course of a single Board Meeting!

There will be two positions available at this year's Annual Meeting.

Water Hoses

Please be sure to disconnect your water hoses before the first freeze. If not, ice will form and potentially move into the water lines and into the home. You may still use your hoses just be sure to disconnect them when you are finished for the day.

Exterior Modifications

Do you want to upgrade your windows? How about getting a new front door? Garage door? Landscape alteration? Did you know, you need to submit all such requests to the Board for approval before you can get the work done?

Per your governing documents, 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 is not limited to: windows, doors, Ring/Nest doorbells, exterior light fixtures, and shrub removals/replacements. All requests should be submitted in writing to the Association Manager.

Friendly Reminders

Trash Containers:

Trash containers may be set out only after 5:00 PM on the day preceding collection. Containers may be put away as soon as possible and no later than 9:00 PM the day of collection. Trash containers must be kept inside the garage or in a designated spot within the limited common area that is hidden to traffic or passer-byers.

Clubhouse

The Clubhouse is available for rentals. Rental forms can be obtained from the Association's website at: <https://wbvcondo.com/>

Condo Management of Columbus
PO Box 28249
Columbus, OH 43228

CMOC: Get to Know Us.

As a local company, we understand the unique needs and challenges that condominium associations face. Our Association Managers are experienced and knowledgeable in all aspects of condominium management, including financial management, maintenance, repairs, and homeowner communication.

We take pride in our commitment to ongoing education and professional development. Our Association Managers are certified by the Community Association Managers International Certification Board. This certification ensures that our team is up to date with the latest industry trends, best practices, and legal requirements. These designations, such as the Certified Manager of Community Associations (CMCA) and the Association Management Specialist (AMS), further demonstrate our dedication to providing top-notch management services.

One aspect that sets us apart from other management companies is our commitment to having all of our services including processing all association payments right here in Columbus. We do not outsource this or any other tasks to third parties or out-of-town entities. This gives us more control over the processing and passing on of any notes included with these checks.

Our dedicated team of professionals is responsible for managing all operational issues that an Association must deal with on a daily basis. However, one of the most important roles that our management company has is to act as the communication liaison between you, the Unit Owner, and the Association's Board of Directors. We strive to provide the highest level of service in this area.