

Westbury Village News

Fall Newsletter

4th Quarter 2022

Senate Bill 61 Update

Senate Bill 61, or more commonly known as SB61, was passed on June 1, 2022 and went into effect on September 13, 2022. It contains updates to The Ohio Condominium Act (ORC5311) all condominiums must adhere to. SB61 updates several important provisions that have not been modified in over a decade. Here are a few things it contained and how it may affect you.

Legitimizes Official Notices by Electronical Delivery. Many association's governing documents mandate notices to owners must be sent by either personal delivery or by US Mail. Prior to SB61, if a community wanted to have this ability, they had to have the owners vote to amend their governing documents. The law now has language that legitimizes the ability to send notices electronically to Unit Owners who have authorized it in writing. The law also now allows electronic delivery of enforcement notices.

Increases Pool of Board Members. Previously, multiple individuals from the same home were not allowed to serve on the Board simultaneously (unless they owned more than one unit). The new law now allows this, as long as they do not form the majority of the Board.

Budgeting for Reserves. SB61 significantly changed the Reserve requirements for associations. Previously, the law referenced a 10% minimum requirement to annually fund reserves. Now, the law states that all associations must now budget to fully fund their reserves to avoid special assessments for capital projects OR must obtain a written waiver from a majority of the owners every year. This is one reason your association's Reserve Study is so important, it contains a funding plan that will keep your association in line with the new law.

Clarifies Authority for Land Use and Zoning Matters. Community association boards often want to be involved with land use and zoning related issues in neighboring parcels of land. This new law specifically permits board authority to be involved with and spend association funds on these matters.

Recognizes Condominium Liens are Continuing. The new language updates the condominium statute to mirror the HOA statute and provides that the lien is "continuing" so that it might better reflect subsequent assessments that may remain unpaid. This will hopefully cut down on legal and collection fees to the Association.

Establishes Framework for Regulating Solar Panels. This is probably the most talked about aspect of SB61.

We are seeing

more and more solar panels each day in the world. As they become more available, affordable and practical to install, this new law creates a statutory framework to protect the association's ability to prohibit installation on structures, unless they are owned, maintained and insured by the individual owners. As an example, this new law does not permit an owner to install solar panels on or within the common elements, such as the roofs or grassy areas.

There are more items addressed in the new law and we encourage you to research more at legislature.ohio.gov.

*Portions of the above article were provided by the law firm of Kaman & Cusimano, LLC.

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.

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 Notes

A summary of the actions taken by your Board of Directors

July **Approved**

- Continuing with current lawn care vendor.

Aug. **Approved**

- Carol Wesley to serve remaining term on the Board of Directors until the next Annual Meeting.
- Gator Guard Concrete Coatings to perform concrete restoration work from plumbing repairs at a cost of \$17,983.
- Kaman & Cusimano to amend the provisions set forth by Senate Bill 61 at a cost not to exceed \$985.
- Various modification requests from unit owners.
- 2023 – 2025 lawn care service agreement with Lautenschleger Lawn Service at a cost of \$30,337 per year.
- EJ's Tree Service to remove various trees at a cost of \$3,500.

Sept. **Approved**

- Buckeye Chip & Seal to perform various asphalt repairs and replacements at a cost of \$100,626.
- 2023 fertilization contract with Trugreen at a cost of \$2,446.

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 12, 2022 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 three positions available at this year's Annual Meeting.

Neighborhood Watch Tips

Let's all work together to help eliminate neighborhood crime. Please watch out for these activities in our neighborhood:

- Someone running from a car or home.
- Someone screaming. If you can't explain the screams, call law enforcement and report them.
- Someone going door-to-door in the neighborhood or looking into windows and parked cars.
- Someone asking about past residents.
- Someone who appears to have no purpose wandering through the neighborhood.
- Unusual or suspicious noises that you cannot explain, such as breaking glass or pounding.
- Vehicles moving slowly without lights or without an apparent destination.
- Business transactions conducted from a vehicle. This could involve the sale of drugs or stolen goods.
- Offers of merchandise available for ridiculously low prices. The merchandise might be stolen.

Condo Management of Columbus
PO Box 28249
Columbus, OH 43228

Stuffed Pepper Soup

- 1 lb. lean ground beef
- 2 Tbsp olive oil, divided
- Salt and freshly ground black pepper
- 1 small yellow onion chopped (1 cup)
- 1 cup chopped red bell pepper (a little over 1/2 of a medium)
- 1 cup chopped green bell pepper
- 2 cloves garlic, minced
- 2 (14.5 oz) cans petite diced tomatoes
- 1 (15 oz) can tomato sauce
- 1 (14.5 oz) can low-sodium beef broth
- 2 1/2 Tbsp chopped fresh parsley, plus more for garnish
- 1/2 tsp dried basil
- 1/2 tsp dried oregano
- 1 cup uncooked long grain white or brown rice

Check out more tips and variations at cookingclassy.com!

Directions

1. Heat oil in a pot and brown the beef. Drain and place in a bowl.
2. Sauté the vegetables
3. Add in diced tomatoes, tomato sauce, broth, herbs and cooked beef. Season to taste.
4. Bring to a boil then reduce heat, cover and simmer for 30 minutes.
5. Prepare rice while soup simmers.
6. Add rice into soup, or into individual servings.
7. Enjoy!