

# Westbury Village News

Summer Newsletter

3rd Quarter 2020

## Unit Sales and Refinancing

Selling, and to a lesser degree, refinancing a condominium can be hard work for all the people who have to come together to make it happen. Condo Management of Columbus makes this process simpler for all vendors such as title companies, realtors, financial institutions, appraisers, etc. who may require information about the Association. They use a third party company called CondoCerts. CondoCerts is a web based service allowing those needing the information to access it quickly from anywhere at any time.

## Board Meeting Information

Meetings are usually held at the Clubhouse on the 3rd Tuesday 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.

Lenders require a Condo Certification - administrative services which are required as the result of the sale and/or financing of a home. Some owners are surprised to find out that there is a charge for many items related to the sale of a unit. Because the sale of one unit does not affect all unit owners, the Association should not bear the cost of the administrative time it takes to compile this information for sellers. This is not included as part of the association services to its members nor is it included in their association fees. The cost of compiling and maintaining this information is the responsibility of the parties involved in the sale. The Board's job is to run the not for profit business, not provide special services for buyers and sellers. It wouldn't be fair for all owners to pay for these services through their fees, since the average annual turnover ranges from 10 - 20%. Just as the Association should not pay for real estate agent commissions and loan processing fees, so should it not be responsible for the preparation of these services for an individual owner.

Condo Certifications are always expedited and placed in front of current work in progress. Telephone information and documentation is provided regarding the community, its services, association budget and fees, standards and restrictions, as well as other information.

Association questionnaires are received from many parties and take many forms and have many differing requirements. PUD forms, mortgage questionnaires, condo surveys, etc. require detailed community information pertaining to unit counts, occupancy percentages, build out history, association services, amenity descriptions, financial account balances, budget and delinquency data, insurance coverage, and litigation status. Research to provide all of this information in an up-to-date status, along with pulling and filing assorted documentation requires time and attention.

We use a state-of-the-art document and data delivery system from CondoCerts. CondoCerts now provides reliable, round-the-clock online access. If at any time you plan on selling or refinancing your home, you can direct all professionals to [condocolumbus.condocerts.com](http://condocolumbus.condocerts.com).

## Community Manager Contact Information

**John Morway (614) 488-7711 extension 564**

If you call and get the welcome greeting you may immediately press the first three letters of John's name (JOH or 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!**

## Update Your information

Your Condominium Association needs to keep in touch with you. When there is an emergency in your home, we need to contact someone quickly.

There are other times when your Association needs to contact you ahead of time for special circumstances such as a change in a schedule for a street closing, trash pickup, water outages, etc. Any time you have a change in your contact information, let your Association know. This includes phone numbers and email addresses.

## Board Meeting Notes

A summary of the actions taken by your Board of Directors

### Apr. Approved

- Various concrete replacements by Armor Paving for \$7,935.
- Branscome Construction to replace the roof of building 3 for \$15,992.

### May Approved

- The addition of two “no parking” signs for the Cherlyn Court area.

### Jun. No Meeting

## Photos



In regard to both maintenance and violation issues, a photograph can be one of the most useful pieces of information that you can send to the Association Manager. When doing so please remember to include the following information: Name, Unit Number, and Association.

As we certainly appreciate the photos (trust me, they can speak a thousand words) without this information it will be very difficult for us to identify who you are.

Also, please note that in order to get in contact with our Association Manager you must email or call. We have heard recently of owners trying to text us. Our Management Company has a business land line with an extension to our individual Association Manager, this phone does NOT receive texts. **The Association Manager will not receive any requests that are sent in via text.**

## Vehicle Registration Forms

Vehicle registration forms are no longer required by the Association. We ask that you please adhere to all other guidelines set forth by your owner handbook (page 23).

## 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.
- Someone walking or running while carrying property at an unusual time or place.
- Someone removing property from unoccupied residences.

## 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, your 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!

## It Takes a Village...

...To keep our community clean. Unfortunately, people (who don't live in the community) aren't very careful with their trash, soda cans, newspapers, cigarette butts – all these and more can accumulate and make the community look unsightly. Westbury Village doesn't hire anyone to clean the grounds, so we are asking all residents to join together to do their part to help keep things clean. If you see some unsightly trash, please pick it up and dispose of it properly!