

Westbury Village News

Spring Newsletter

2nd Quarter 2024

Reasons to Serve on Your Association Board

1. Protect Your Property - One of the top priorities of all Board Members should be to protect the value of all homes in the community. This is not a self-serving act; it is an obligation to all members of the Association. Being involved on the Board puts you in a better position to help make and implement rules that directly affect property value, especially if they require decisions about the Association's budget or routine maintenance.

2. Correct Problems - If you notice problems in your community, such as parking violations, maintenance issues, or situations with unruly neighbors, you can help to correct them by serving on the Board.

3. Meet Expectations - Everyone has certain expectations when they move into an Association. Are those expectations being met? It is unlikely that an Association will meet everyone's expectations, but by serving on the Board, you can help balance competing expectations to create a better community.

4. Gain a Better Understanding of Applicable Laws - Volunteering as a Board Member forces you to become better-versed in laws and regulations related to Community Associations.

5. Learn New Skills - Most members who volunteer to serve on the Board don't possess all the skills necessary for this management/leadership position. Most will learn on the job. This is an opportunity to learn about maintenance issues, finances, and budgeting.

6. Learn Life Lessons - As an Association Board Member, you must learn to work as a team. A one-man show is effectively a dictatorship. While this type of leadership can be very efficient, the Association is usually better off if Board Members share their interests and responsibilities with others, as the job is too big for one person. At the same time, you will appreciate the importance of valuing others' opinions before making decisions.

7. Develop Leadership Skills - Serving on the Association Board gives you a chance to hone your leadership skills. Organizational skills are generally improved as you deal with the coordination of Board activities and membership social functions.

8. Give Back to the Association - By volunteering on your Association's Board, you are also giving back to your neighbors and community. Many people derive a great sense of satisfaction from volunteering.

9. Meet Neighbors - An Association Board meeting can be one of the best places to meet your neighbors and to learn more about them. It gives you a chance to socialize and make friends with others living in your neighborhood. Many friendships start right here.

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.

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!

Polls of Community Association lifestyles consistently remind us that the vast majority of homeowners in Associations have a positive view of their Association – but that doesn't make the news. If you rely solely on large media outlets for information about Associations, you could easily develop the opposite viewpoint, since what makes the news are the very small number of incidents where things go wrong.

Too many people describe what's wrong with Associations rather than talk about what's right with Associations. This article attempts to present some of the benefits that you can derive from volunteering to serve your Association. Serving on your Association Board puts you in a better position to have a positive influence in your community.

Board Meeting Notes

A summary of the actions taken by your Board of Directors

Jan Approved

- Policy Resolution for flags.
- Policy Resolution for Marijuana.
- Formation of the following Committees: Property and Safety Committee, Pool Committee, and Rules/Violations Committee.
- Obtaining a proposal for a new reserve study.

Feb Approved

- Branscome Construction to replace the clubhouse siding at a cost of \$12,600.
- The resignation of Lee Bell.
- Criterium-Liszkay Engineers to perform a new reserve study at a cost of \$3,681.
- Various modification requests of Unit Owners.

Mar Approved

- Cy Hatfield to serve remaining term on the Board of Directors until the next Annual 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.

Attention Speeders

The speed limit within the community is posted. Excessive speeds and reckless operation are prohibited. In addition to speed, there is also a problem with people not

stopping properly at the stop signs. Next time you drive through the property please look down at your speedometer. Are you contributing to the problem?

Pet Waste

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 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!

Trash

A friendly reminder that trash containers may be set out after 5:00 PM the day before the collection day and must be returned to storage by 9:00 PM on the day of collection.

Safety First

We live in a safe community, and we need to make sure we all do everything we can to maintain the safety of our environment. Please adhere to the following safety guidelines:

- 1) Make sure that garage doors are down at night. Leaving your garage door open all night compromises the safety of your home and leaves both you and your belongings at risk.
- 2) Keep exterior porch and garage lights on all night.
- 3) Make sure that cars left outside are locked and all valuables are removed from the vehicle.

If you notice any suspicious activity, please contact the Police Department.

Pizza Stuffed Peppers

Ingredients

- 2 c. white rice
- kosher salt
- 1 23-oz. jar marinara, divided
- 2 1/2 c. shredded mozzarella, divided
- 1/2 c. freshly grated Parmesan
- 1 c. mini pepperoni, plus more for topping
- 2 tsp. garlic powder
- 2 tbsp. chopped fresh basil
- Freshly ground black pepper
- 4 red, green, or yellow peppers, tops cut off and seeds scooped out



Step 1 - In a medium saucepan, cook rice according to package directions.

Step 2 - Meanwhile, in a large pot of salted boiling water, cook peppers until tender, 12 minutes. Drain.

Step 3 - Heat oven to 350°. In a large mixing bowl, combine cooked rice, 3/4 of the marinara, 1 1/2 cups mozzarella, Parmesan, pepperoni, garlic powder, and basil and season with salt and pepper.

Step 4 - Place peppers in an ovenproof skillet or baking dish. Spoon mixture into peppers and top with more sauce, cheese, and mini pepperoni.

Step 5 - Bake until mixture is warmed through, and cheese is bubbly, 15 to 17 minutes.