

# Westbury Village News

Spring Newsletter

2<sup>nd</sup> Quarter 2019

## Lawn Care

One of the things that causes the most concern to condo owners at this time of year is the care of the Association's landscaping. Is the grass being mowed at the right time, in the right way, to the right length? What about weeds? What are we doing about crabgrass and dandelions? Are the bushes being trimmed enough or too much? To help answer these kinds of questions, here are three keys to understanding how to deal with lawn care problems.

### 1. Experts

The first key to lawn care problems is to bear in mind that neither the Board nor the management company are lawn care professionals. Instead they hire professionals to keep Westbury Village looking good. We try not to micro-manage the actions of the lawn care company. This isn't to say that the lawn service always does everything right – sometimes they make mistakes, like everyone else, but often they know what they are doing, but people who aren't professionals may not understand it.

### 2. Contracts

The second key is to realize that our lawn care service proceeds according to a contract. This means that the landscaper and Board have agreed on certain specifications which describe what the landscapers are supposed to do.

The point of having a contract is to spell out the expectations of both parties, so that if expectations are not being met you can point at a specific contractual obligation that hasn't been done. This is helpful because sometimes people are upset about things that are not specified in the contract, but this is not really fair to the lawn care provider: they are just doing what they were contracted to do. The key is clarifying the expectations by specifying precisely what we want the lawn care company to do.

### 3. Money

The third key is to realize that you get what you pay for. Want more frequent prunings? Want grass that is never less than 2¾" but never more than 3" tall? Want the landscapers to only use push mowers? Expect your condo fees to go up!

Lawn care is the biggest contract Westbury Village has. More demands on the landscaping company means more dollars budgeted to lawn care each year, which means higher condo fees. We can find people who will do just about anything, but the question is whether we can afford to pay them.

### Feedback

The most important positive thing that you can do if you have a complaint or concern about the lawn care service is to provide written feedback. The Board tries to speak for the community as a whole, but it can be hard to know exactly what everyone wants, so don't assume they know what your preferences are.

If enough people provide feedback, next time the lawn care contract is up for discussion the Board can change the specifications to better match what the community wants, or hire a different lawn care company altogether.

If you have feedback for the Board on the lawn care service, the best way to convey this to the Board is in writing. Write a note and include it with your condo fee, or send an email to [Kelly@condocolumbus.com](mailto:Kelly@condocolumbus.com). Kelly will bring your note or email to the attention of the Board as a whole.

## 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.

## Community Manager Contact Information

**Kelly Sothard (614) 488-7711 extension 535**

If you call and get the welcome greeting you may immediately press the first three letters of Kelly's name (KEL or 535) to reach her 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

### Jan. Approved

- The appointment of Karen Jenkins as Secretary, Bryan Jeffries as Treasurer, Joe Hakim as Vice President, and Tena Thompson as President.
- Owner's variance request to modify an existing brick patio at the expense of the unit owner.

### Feb. Approved

- American Family Insurance renewal policy for \$32,563.
- American Family Insurance Directors and Officers Liability Insurance renewal policy \$674.
- Owner request to install motion detector light at the cost of the unit owner.
- Two unit requests for clubhouse reservation use.

### March Approved

- One big dumpster for greenery lawn items in April, and a smaller one for June and October for sale.
- Annual Sewer clean out with Plumbing and Drain Professionals to schedule each Fall beginning in 2019 for one building.

## Clubhouse Rentals

What better place to celebrate than at the clubhouse? It's close and easy to reserve. The clubhouse is available to be rented by owners who are in good standing with the association. There is a \$20 fee per rental. All reservations are made on a first come, first serve basis. Owners must read and sign the Clubhouse agreement form before a reservation can be made.

## Window Screens

Do you have window or storm door screens that are tattered or torn? Did you know you are responsible for the maintenance of the screens, doors and windows? Did you know the Association can send you notice for repair of this type of maintenance item?

We have the answer for you and at a friendly rate! Screens can be repaired at a nominal cost at Zettler Hardware, located at 1400 Zettler Center Drive, off Harrisburg Pike, 614-279-9466. Recent repairs were \$10-13 per screen. You can call them for more details.

## Plants Touching=Building Rot!

We plan to remove any and all plant materials, shrubs and bushes, trees, etc. that are touching the building wood as we complete building wood replacements or as the budget will allow.

The plant material and shrubbery touching the buildings is causing our wood to rot sooner than it should.

You can begin to do this on your own to help with costs now and in future, please submit a Variance Request PRIOR TO STARTING WORK! This should be considered your notice that things are going to start to be removed as the budget allows with the above idea.

We will also be keeping an eye on back patios for weeds, trash, and debris this summer and spring. Keep these areas clean and keep all personal property stored per the rules of the community. We will be instructing our lawn vendor to automatically clean out patio weeds that exceed 12 inches in height and those costs will be billed back to the violating units. Our goal this season is to complete a lot of clean up and work to reduce future costs all around.

## Water Backup Responsibilities-Insurance

All personal property and improvements installed are the responsibility of the unit owner in a water backup scenario. Your personal insurance would need to cover this. You should discuss coverage options with your agent directly. The Association also has an agent that is willing to speak with you or your personal agent regarding coverage options needed by the owners.

## Website- NEW AND UPDATED

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 2019!

## Notice to Community

It has come to the attention of the Board that a convicted sexual offender may be residing within our area. For further information you may contact the Sheriff's Department at, 614-525-5272. In addition you may log on to <https://sheriff.franklincountyohio.gov> then click "services" and then the "sex offender registry" tab to obtain information.

Condo Management of Columbus  
PO Box 28249  
Columbus, OH 43228

## New Orleans Barbeque Shrimp

### Ingredients:

2-3 lbs. medium size shrimp in their shells  
2 tablespoons Creole Seasoning  
1 tablespoon butter or olive oil  
2 tablespoons minced garlic  
2 teaspoons lemon juice  
3 bay leaves  
1/4 cup Worcestershire sauce  
10 ounces beer  
1 loaf French bread



### Directions:

Put butter or olive oil in 8-qt. pot on medium heat. Add shrimp and minced garlic. Sauté until shrimp are a pale pink/white color. Add seasoning, lemon juice, Worcestershire sauce and bay leaves. Continue cooking, stirring frequently, on medium heat until liquid just starts to boil. Add beer and allow to reach a boil again (about 5 min.). Serve over rice with plenty of French bread to sop up the sauce. Serves 4-6 people.