

# Westbury Village News

Spring Newsletter

2nd Quarter 2021

## 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 green spaces: is the grass being mowed at the right time, in the right way, to the right length? What about weeds? Will the grass be overrun by crabgrass and dandelions? Are the bushes being trimmed enough or too much? As the weather gets warmer many people have thoughts about how good or bad a job, they think the landscapers are doing. Our Community Manager gets a lot of calls with questions, concerns, and complaints. 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 our Association looking good. The Board recognizes this, therefore we don't 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. However, people who aren't professionals may not understand it.

### 2. Contracts

The second key to understanding how to deal with lawn care problems 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 as they are just doing what they were contracted to do. The key is clarifying the expectations by specifying what precisely we want the lawn care company to do.

### 3. Money

The third key to understanding lawn care problems is to realize that you get what you pay for. Want more frequent prunings? Want grass that is never less than 2 ¾ inches and never more than 3 inches tall? Want the landscapers to only use push mowers?

Expect your condo fees to go up!

Lawn care is the biggest contract the association 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

If you have feedback for the Board regarding 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 the association manager. John will bring your note or email to the attention of the Board as a whole.

## Board Meeting Information

Meetings are being held virtually until further notice 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, date and connection details 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!**

## Board Meeting Notes

A summary of the actions taken by your Board of Directors

### Jan. Approved

- No motions were made

### Feb. Approved

- Agency agreement with Choice Properties to obtain revenue sharing agreement proposals from various telecom companies.
- Various modification requests from unit owners.

### Mar. Approved

- CMOC to identify all curb box water shut-off locations and mark them blue.
- Various modification requests from unit owners.

## Annual Meeting

The 2020 Annual Meeting is tentatively scheduled for Tuesday, May 10, 2021 at 6:00pm and you, as the owner of a unit in 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 if you are not able to attend and give to someone else to represent your interests.

## 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, 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 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!

## Love Your Dog, Leash Your Dog

We love dogs-we really do. That's why the association is committed to enforcing the county leash law on association property. According to the U.S. Humane Society, an unleashed dog has an average life span of less than four years. Allowing your dog to run free threatens your dog's health and welfare and the happiness it brings to you.

We also love our community. That's another reason the association is committed to enforcing the county leash law-so all residents may enjoy our community.



We trust we can count on you for voluntary compliance with the leash law. We don't like to call animal control, but we won't have any choice if your dog is running free.

As a reminder, cats also fall under this restriction. It is against Association rules to allow cats to roam free outside without a leash.

## Friendly Reminders

**Architectural Control:** 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 not limited to: windows, doors, Ring/Nest doorbells and shrub removals/replacements. All requests should be submitted in writing to the Association Manager.

## Give Information to Renters

If you lease out your unit, please remember that you should always pass important information on to the residents who are impacted by notices sent to you! We struggle to find a defining line to please all owners and residents in the community with information conveyance. Ensure you keep the Association up to date with who is living and residing in the units. This is not only the Ohio Law it is helpful to us in communications!

## Pictures

When it comes to reporting a maintenance issue, violation, or even a landscape concern, often times a picture will speak a thousand words. Please send all photographs to [john@condocolumbus.com](mailto:john@condocolumbus.com).

Condo Management of Columbus  
PO Box 28249  
Columbus, OH 43228

## Watering your Lawn

During the late summer a drought is likely. This is the toughest part of the year for the grass. Often it is so weakened by the summer drought that weeds get a foothold and come in with a vengeance the next spring. To help keep the grass healthy the Board is suggesting careful watering.

We don't want the water bill to go through the roof, but we do want to keep the grass healthy. It is best to water two to three times a week, preferably during the cooler portion of the day so that less water is lost to evaporation. Most experts recommend watering long enough so that the water penetrates several inches into the ground, to get to the roots.



## Texting

To get in contact with our Community 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 Community Association Manager, this phone does NOT receive texts. The Community Association Manager will not receive any requests that are sent in via text.

## Thank a Board Member

Unit owners need to remember that Board members serve in a volunteer capacity with no compensation for the time, skills, and efforts they devote to the management of our association.

