

Westbury Village News

Summer Newsletter

3rd Quarter 2021

Emergencies

What do you do if you have a property emergency? Well, it depends on what kind of emergency you are having. First you will need to determine if this is something that you as the unit owner are responsible for, or if it's an Association emergency that requires a call to the Association Manager.

True emergencies that require a call to the emergency line after business hours are things that are an immediate danger to life or property such as:

- Fire – after you've called the fire department
- Flood
- Lightning strike
- Gas leak- after you've called the gas company
- A tree down in the common area that has caused building damage or is blocking a street
- Sewer back up in a main line
- Exterior water line break

There are many other items that fit into both categories. Some initial investigation should be done by the unit owner prior to calling the Association Manager. Many of these situations include utilities. When it comes to electricity, water and gas being off:

- 1.) Did you pay the bill?
- 2.) Check online (or call) the utility company to see if there's an outage in your area.
- 3.) See if your neighbor is having the same problem, if the problem is isolated to your unit try resetting the breaker (for electricity), or contacting the utility company, a plumber or other professional for repair.
- 4.) If the issue is building wide you may need to contact the Association Manager. When it comes to water, sometimes another unit owner may have inadvertently shut off the master valve, so it's best to check with them before contacting the Association Manager.
- 5.) When it comes to roof leaks, the manager contacts a roofing company for repair. The roofing company will contact the unit owner to schedule an appointment. Many folks call the emergency line when they have a roof leak, however a roofer cannot complete the work until weather conditions allow. Roofers will not come out when it's raining, snowing, low visibility, or otherwise unsafe. In addition, roofers generally will not put a tarp on a roof because tarps cause additional roof damage.

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 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.



The Management Company pays a third-party service to answer the emergency line. The charges for this service are not passed on to your Association, but that could change if there are too many calls that are deemed not an emergency. The emergency line is only for after hours and when you cannot get in touch with the Association Manager. If the emergency is happening during office hours, please call your Manager. If you are not contacted in ten minutes, call the emergency line. In addition, non-emergency calls are dispatched on the next business day! If you call at noon on a Thursday for a non-emergency issue the Association Manager will not be notified until Friday morning! The emergency line number is (614) 722-7007, thank you for using it responsibly.

Board Meeting Notes

A summary of the actions taken by your Board of Directors

April Approved

- Adding workers compensation insurance coverage for \$120 per year.
- Various modification requests for unit owners.

May Annual Meeting

June Approved

- Election of the following officers: Karen Jenkins to serve as President, Cy Hatfield to serve as Treasurer, and Charles Moore to serve as Secretary.
- Increasing the Clubhouse rental fee to \$50.

Annual Meeting

The 2020 Annual Meeting of Homeowners was held on May 10, 2021. Joe Hakim and Charles Moore were elected to three-year terms on the Board of Directors. In other business, our Association Manager gave his report covering our current financial position as well as an update on building and grounds maintenance. A copy of the report was mailed to all homeowners prior to the meeting.

Friendly Reminders

Pet Waste: Pet owners are responsible for promptly cleaning up after their animals and disposing of animal waste appropriately. There are pet waste stations situated throughout the community.

Cats: Pet owners must be in control of their pets at all times. This includes cats. Allowing your cat to roam free is against the rules of the Association.

Parking: Any car that remains in visitor parking unmoved more than 24 consecutive hours can be towed without notification at owner's expense.

Picking up trash: Westbury Village doesn't hire anyone to clean the grounds, so we are asking that all residents join in and do their part to help keep things clean. If you see some unsightly trash, please pick it up and dispose of it properly!

Pool Rules

Please reference your owner handbook for a list of the Association's pool rules. Failure to comply with the pool rules of the Association may result in an assessment or loss of privileges.

Community Website

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 2021!

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.

Board Meetings

The Board Meetings will be held in the Clubhouse and will be open to all residents for homeowner discussion.

Board meetings will take place on the 2nd Monday of each month.



Exterior Modifications

Do you want to upgrade your windows? How about getting a new front door? Garage door? Landscape alteration? Did you know, you need to submit all such requests to the Board for approval before you can get the work done?

Per your governing documents, 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, exterior light fixtures, and shrub removals/replacements. All requests should be submitted in writing to the Community Association Manager.

Condo Management of Columbus
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Interior Water Damages

By: David W. Kaman, Esq^{*}

As a result of either heavy rain or ice and snow build up, an association's roof leaks, causing damage to walls, wallpaper, and carpet. In a separate instance, a pipe leaks in an adjoining or upper level home causing damage to electronics and/or clothing. A common question arises as to the responsibility of the association.

Generally, the association is not responsible for interior damage caused by an accident or act of nature. Since the association did not cause the water line break, the heavy rain or the snow and ice buildup, it is not responsible for the interior unit damage. The association is responsible for repairing the roof or common element water line leak while the owner is responsible for interior unit lines, wallpaper, carpet, and personal property. The owner's insurance should cover any damage over his/her deductible.

Responsibility for drywall varies from association to association. Specific language in the governing documents determines whether the owner or the association is responsible for drywall.

^{*}The law firm of Kaman & Cusimano only represents Condominium Associations