

# Westbury Village News

Summer Newsletter

3rd Quarter 2022

## Variance Approval Process

This Summer, as you relax around your condo you may think to yourself, "This place would look much better if we replaced this with some of these" or, "I'd like to add this to the outside of my condo." Alterations and additions to the exterior of your unit or to the grounds throughout the community are called "variances". Variances can be anything from removing and adding shrubbery, installing a satellite dish, building a retaining wall, or hanging an awning.

As a Unit Owner, you want your unit and community to look its very best, but as a member of the Owners Association you know that you are limited in your authority to change certain elements. Below is the step-by-step process to get your variance approved by the Association's Board of Directors:

1. Before you do anything, contact your Community Association Manager to discuss your project. Your manager will let you know if your variance idea would possibly be allowed based on your community's governing documents. If your request is within the realm of possibility, your manager will provide you with a variance or "modification" request form.
2. Fill out the variance request form. Be sure to include specifics like measurements, drawings, brands of materials being used, who will be doing the work, and any other information that would better illustrate your project to the Board of Directors.
3. Submit your plans and variance request form to your Community Association Manager. Your manager will then add your request to the agenda of the next regular scheduled Board Meeting. At this meeting, the Board of Directors will review your request, determine the possible effects it may have on the greater community, and ultimately decide if the variance will be approved.
4. Once the Board of Directors decide to approve or deny your variance request, their official decision will be sent to you in writing. If your variance request was approved, you may now make your planned alteration according to the approved specifications. If your variance request gets denied, no additions or alteration are to be made. Denial letters will sometimes contain further questions from the Board of Directors or suggestions for changes to your request that may lead to your request getting approved. Follow up on these suggestions! Make the necessary changes and resubmit your request for approval.
5. Complete your project. Be sure to follow the exact plans that were approved by the Board of Directors and all safety codes set by your local government. If your project requires you to dig, have all utility lines marked by a professional

prior to breaking ground. Use sound safety judgement and always wear protective equipment such as gloves and safety glasses.

6. Once you finish your project, notify your Community Association Manager. Be sure to provide photos of your completed project. The Board of Directors will review the completed project to ensure your variance followed the approved plan. If you decide not to complete your approved variance, notify your Community Association Manager with your decision.

7. Finally, enjoy your new addition with the satisfaction of a job well done. Keep your official approval letter from the Board of Directors in your records in case any questions or concerns arise in the future.

## Community Manager Contact Information

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

If you call and get the welcome greeting you may immediately press 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.



## Board Meeting Notes

A summary of the actions taken by your Board of Directors

### April Approved

- Various tree work at a cost not to exceed \$800.
- The updated Owner Handbook.
- Plunkett's Pest Control to perform exterior rodent treatment at a cost of \$627.

### May Approved

- DPL Custom Finishings to perform pool and clubhouse bathroom repairs at a cost of \$4,200.
- Rooter Works to replace a main sewer line at a cost of \$49,250.
- Various modification requests from unit owners.

### June Approved

- Various modification requests from unit owners.

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!



## Owner Handbook

A new Owner handbook was distributed earlier this Spring. Please review this document carefully as many additional changes have been made. All landlords are strongly encouraged to share this document with their tenants.

## 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.

## 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,

## Garage Sales

As a friendly reminder, individual garage sales are permitted twice per year and require Board approval.

## 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.

Condo Management of Columbus  
PO Box 28249  
Columbus, OH 43228

## **Grilling Safety Tips**

**(Courtesy of the National Fire Protection Association)**

General safety for all grills:

- Always use your grill outdoors regardless of fuel type.
- Follow local fire codes: grills must be operated at least 10 feet away from any combustible structure and never under a balcony or awning.
- Keep children and pets at least 3 feet away anytime the grill is lit or is still hot after use.
- Clean your grill between uses to prevent build up of combustible material such as grease and fat.
- Store all fuel, starter fluid, and charcoal in a cool area away from any heat source or direct sunlight.
- Never attempt to light a grill while the lid is closed.
- Never leave a grill unattended while in use.

