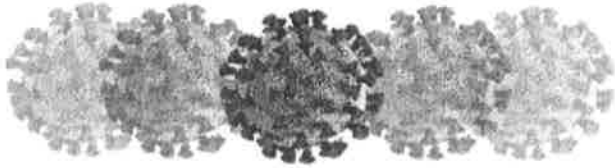


Westbury Village News

Spring Newsletter

2nd Quarter 2020

How COVID-19 Affects the Association



Board Meetings

It may not be possible or advisable for a Board to meet in person due to the current state of the COVID-19 pandemic.

But our Association doesn't just stop operating. So how do we navigate these unique challenges?

Ohio law allows a Condominium Board to meet by way of electronic or telephone conference call, as long as each member of the board can hear, participate, and respond to every other board member. So even though it may not be possible or advisable to meet in person, we will be able to use technology that allows board members to attend and participate in meetings from their home.

Management & Maintenance

Condo Management of Columbus qualifies as an essential business, and they will be doing their very best to continue to manage our community on a daily basis. Of course there may be circumstances that make operating as usual particularly difficult, but CMOC will do everything they can to operate within the law and in the best interests of our Association.

If you have any concerns, you are able to reach out to our Community Association Manager as usual. The Association intends to continue providing for the maintenance of the common elements, collecting assessments, and enforcing the rules. But we certainly appreciate your patience as we adjust to the various challenges that arise.

Annual Owners Meetings

There is a lot of uncertainty regarding what to expect for Annual Owners Meetings. Whether it be the CDC recommendation to avoid group meetings of more than 50 people, the President's recommendation to avoid groups of more than 10 people, or the Governor's Stay at Home Order, many Annual Owners Meetings need to be rescheduled.

The Association is required to hold an election meeting every year, and there are no provisions in our governing documents or Ohio Law for a board to remain in place indefinitely. On the other hand, everyone is expected to follow the advice of the Ohio Department of Health and the Centers for Disease Control and Prevention and take reasonable precautions to ensure safe conditions.

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 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.

The Board does not have a crystal ball and cannot predict when it will be deemed safe to hold our election. But we do commit to keep in contact with all of our owners to update you as information about the scheduling of our annual meeting changes. We will make every effort to comply with the law while also keeping all of our residents safe.

Again, we appreciate your patience and understanding during these extraordinary circumstances.

Board Meeting Notes

A summary of the actions taken by your Board of Directors

Jan. Approved

- Election of the following officers: Tena Thompson to serve as President, Karen Jenkins to serve as Secretary, and Cy Hatfield to serve as Treasurer.
- Obtaining a proposal for various concrete replacements.

Feb. Approved

- A new document storage policy.
- Sandy's Pool Service to complete pool leak repairs for \$1,400.

Mar. No Meeting

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, 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!

It Takes a Village...

...To keep our community clean. Unfortunately, people (who don't live in the community) aren't very careful with their trash. soda cans, newspapers, cigarette butts - all these and more can accumulate and make the community look unsightly. Westbury Village doesn't hire anyone to clean the grounds, so we are asking all residents to join together to do their part to help keep things clean. If you see some unsightly trash, please pick it up and dispose of it properly!

Smoke Alarms

Did you know the life expectancy for smoke detectors is approximately 10 years? If the smoke alarms in your unit are at or near this age you should consider investigating options for your style of alarm. If you have WIRED alarms to avoid replacement, there is an easy fix available that can cost less than having to rewire or install new alarms.

An adaptor kit (see below) is available online for purchase. It is the owners' responsibility to ensure those alarms are up to date. Some of your individual insurances may require this to be done as well.



Sample:

<http://www.electricbargainstores.com>

Model: FIREX-REPL-KIT

Parking

The Association no longer requires vehicle registration forms. All vehicles that do not adhere to the parking guidelines of the Association will be tagged for removal.

Pool

As of printing, the pool is on schedule to open May 23, 2020. You will receive and update if this changes.

Condo Management of Columbus
PO Box 28249
Columbus, OH 43228

Healthy Chocolate Chip Cookies

Ingredients

- 1 ½ cups bananas (mashed)
- 1 teaspoon almond extract
- ¼ cup coconut oil (room temperature)
- 2 cups rolled oats
- 1/3 cup ground sunflower seeds
- 1/3 cup cacao powder
- 1/3 cup coconut, finely shredded and unsweetened
- ½ teaspoon fine sea salt
- 1 teaspoon baking powder
- 6 oz chocolate chips

Instructions

1. Preheat oven to 350 degrees, racks in the top third.
2. In a large bowl combine bananas, almond extract, and coconut oil. Set aside.

3. In a separate bowl whisk together the oats, sunflower seeds, cacao powder, shredded coconut, salt, and baking powder.
4. Add the dry ingredients to the wet ingredients and stir until combined.
5. Fold in the chocolate chips. (The dough is a bit looser than normal cookie dough, that's by design.)
6. Use an ice cream scoop, if available, to scoop dough and place about an inch apart on a parchment lined baking sheet.
7. Bake for 13 – 15 minutes or until golden on bottoms.

Prep Time	5 minutes
Cook Time	15 minutes
Total Time	20 minutes