

Westbury Village News

Spring Newsletter

2nd Quarter 2022

Community Association Fundamentals

Even though we live in an association, you might be surprised how many of our neighbors—owners and renters alike—don't really understand the fundamental nature of common-interest communities. And we know that many others, including the media and government officials, lack a true understanding of the community association (or condominium) concept.

Each common-interest community has its own history, personality, attributes, and challenges, but all Associations share common characteristics and core principles. Community Associations Institute (CAI), a national membership organization that represents the best interests of common-interest communities like ours, developed 10 basic principles that answer three essential questions: What is the basic function of a community association? What are the essential obligations and expectations of homeowners? What are the core principles that should guide association leaders?

1. Associations ensure that the collective rights and interests of homeowners are respected and preserved.
2. Associations are the most local form of representative democracy, with leaders elected by their neighbors to govern in the best interest of all residents.
3. Associations provide services and amenities to residents, protect property values, and meet the established expectations of homeowners.
4. Associations succeed when they cultivate a true sense of community, active homeowner involvement and a culture of building consensus.
5. Association homeowners have the right to elect their community leaders and to use the democratic process to determine the policies that will protect their investments.
6. Association homeowners choose where to live and accept a contractual responsibility to abide by established policies and meet their financial obligations to the association.
7. Association leaders protect the community's financial health by using established management practices and sound business principles.
8. Association leaders have a legal and ethical obligation to adhere to the association's governing documents and abide by all applicable laws.

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.

9. Association leaders seek an effective balance between the preferences of individual residents and the collective rights of homeowners.

10. Association leaders and residents should be reasonable, flexible, and open to the possibility—and benefits—of compromise.

CAI is a national membership organization dedicated to fostering vibrant, competent, harmonious common interest communities. They developed the Community Association Fundamentals to foster a better conceptual understanding of how Associations function and the roles of residents and Association leaders.

For more information about Community Associations Institute, go to www.caionline.org.

Board Meeting Notes

A summary of the actions taken by your Board of Directors

Jan Approved

- Lautenschleger to paint 88 garage doors at a cost of \$60 per door.
- Various modification requests from unit owners.

Feb Approved

- CTE Restoration to perform various structural repairs at a cost of \$17,300.

Mar Approved

- New pool furniture at a cost not to exceed \$3,000.
- The resignation of Charles Moore from the Board of Directors.
- Various modification requests of unit owners.

Safety First

We live in a safe community, and we need to make sure we all do everything we can to maintain the safety of our environment. Please adhere to the following safety guidelines:

- 1) Make sure that garage doors are down at night. Leaving your garage door open all night compromises the safety of your home and leaves both you and your belongings at risk.
- 2) Keep exterior porch and garage lights on all night.
- 3) Make sure that cars left outside are locked and all valuables are removed from the vehicle.

If you notice any suspicious activity, please contact the Police Department.

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!

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 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.

Trash

A friendly reminder that trash containers may be set out after 5:00 PM the day before the collection day and must be returned to storage by 9:00 PM on the day of collection.

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 effects 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

Easy Cajun Chicken Recipe (By Recipe King)

- 1 ¼ lbs. skinless, boneless, chicken breast halves
- 2 tsp Cajun seasoning, (add more if desired)
- 1 tbsp olive oil
- 1 (10.5 oz) can condensed 98% fat free crema of chicken soup
- ½ cup water
- 1 (4.5 oz) can chopped green chiles
- 1 tsp lime juice
- ¼ cup sour cream
- Hot cooked rice, (optional)

PREPARATION

1. Season the chicken with Cajun seasoning.
2. Add the olive oil and heat in a 10-inch skillet over medium-high heat.
3. Stir in the soup, water, chiles and lime juice into the skillet and heat to a boil. Reduce heat to low. Cook 5 minutes or until chicken is cooked through.
4. Stir in the sour cream and cook until mixture is hot and bubbling.
5. Optional: Serve over hot cooked rice if desired.

