

# Westbury Village News

Winter Newsletter

1st Quarter 2021

## Protecting Property Values is What Our Association is All About!

One of the biggest advantages of living in a common-interest development is the ability of the Association to preserve, protect and enhance property values.

But, just how does the Board of Directors guide the Association to perform those duties? Often, we think of the Association as a collection of rules and regulations limiting personal freedoms and individuality. But, it is those same rules and regulations that protect, preserve and enhance the investment each of us have in our home. If you dust off your copy of the CC&R's (Covenants, Conditions & Restrictions) and reread them, you will see that the Board of Directors have a pretty precise blueprint on how to protect your investment.

First and foremost, our Association is not just made up of the Board, Committees and a few interested owners. It was established as a corporation in which ALL owners are members. What that means is, as an owner, you have committed yourself to become business partners with every other owner in the community. But, in order to achieve the primary goal of the Association (to preserve, protect and enhance property values) certain Covenants, Conditions and Restrictions had to be established. In those CC&R's, the Board is given the authority to establish Rules & Regulations that complement the Association's purpose. When we follow the CC&R's and the Rules & Regulations, we are doing part of our duty as members of the Association.

Architectural controls, guidelines, and procedures for gaining architectural approval were established in order to promote aesthetic conformity and eliminate architectural changes that threaten the investment other members have in the Association. By following the architectural guidelines and obtaining approval from the Association before any exterior architectural changes are made, we are doing part of our duty as members of the Association.

Our Board of Directors is given the charge of overseeing the operations of the Association and to see to it that the CC&R's and Rules & Regulations are followed by the Association's members. The Board is made up of owners, other members just like you. They volunteer their time and energy to serve the Association because they care about the investment they have in it. Committees are formed to assist the Board with their charge. These committees are made up of volunteer owners, just like you. When you volunteer to serve on the Board of Directors, or you volunteer to serve on a committee, you are doing part of your duty as a member of the Association.

Monthly assessments are necessary to protect and maintain our community assets and to help provide professional management to assist our community. When owners fail to pay their assessment on time, the Association is unable to meet all of its financial obligations. The result: The degree of property value protection the Association provides is reduced. In other words, even one

owner who does not pay their assessment on time can adversely affect how Association business is conducted. When you pay your assessment on time, you are doing part of your duty as a member of the Association.

Finally, the Board of Directors meet on a regular basis in order to make decisions, keep up to date on Association business and to hear from other owners in order to make proactive business decisions. As owners, keeping abreast of Association matters and contributing during Open Forum is only good business. When you choose to attend the Board meetings, you are doing part of your duty as a member of the Association. Due to Covid-19, many Associations are changing to web conferencing to conduct their meetings. Please contact the Association Manager to confirm your Association's current meeting location.

## 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

### Oct. Approved

- Lautenschleger to perform work on the community beds for \$875.
- Increasing officer Dobney's hours to 5-hour week shifts.
- The 2021-2023 pool service agreement with Sandy's Pool Service.
- Lautenschleger to perform island plantings at a cost of \$5,750 plus tax.
- Gutter Kings to provide fall gutter cleaning at a cost of \$2,165.
- Adopting 2021 Operating Budget AND assessing the total amount to all owners of record equally. The annual assessment is due and payable in 12 equal monthly installments on the first day of each month commencing January 1st, 2021. Authorizing the Board, acting through the Association Manager, to expend the funds collected in accordance with but not in excess of the limitations of the individual budget categories established by the budget. Authorizing the Board, acting through the Association Manager, to transfer unexpended funds from one budget category to another when needed throughout the year. Allocating all unexpended funds in the budget to reserves on December 31st, 2021 or (in case of a shortfall) replenish the Operating account from the Reserves on December 31st, 2021 up to two months operating expenses, and, when the Reserve Study is next updated, recalculate the Reserve Contribution based on the amount actually in Reserve at that time.
- Various modification requests from unit owners.

### Nov. Approved

- 2021 fertilization agreement with Trugreen for \$2,220.
- Adding new parking signs to all entrances.
- Karen Jenkins to serve as Snow Captain for the 2020 – 2021 snow season.

### Dec. No Meeting

## Annual Meeting

Due to Covid-19, the Annual Meeting is postponed until further notice. We are targeting a spring date, as the warmer weather will allow us to meet outside. You will be notified via U.S. Mail when a date has been finalized.

## 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.

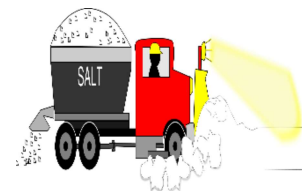
**Cats:** Pet owners must be in control of their pets at all times. This includes cats. Allowing your cat to roam free is against the rules of the Association.

**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!

## Snow Removal

One of the costs for the Association that can either be really big, or more manageable, is removing snow and ice. To keep costs down we opt for a 'B' level service (after the hospitals and commercial properties). This means that the snowplows won't always be out right away.



The Association also only pays for snow to be plowed once it has accumulated 2 inches, so sometimes when there is a very light snowfall, we will not have it plowed.

Salting for ice control is not automatically performed by the snow removal company, since often the snow would melt on its own within 24 hours. The exception to this is the entrances off Norton Road. We have ZERO tolerance at these main entrance locations.

Also, please remember the main drive areas will be cleared of snow first. Then sidewalks and parking areas will be completed if sidewalks are decided to be cleared this season.

Condo Management of Columbus  
PO Box 28249  
Columbus, OH 43228

## **Indoor Plants**

Unless you have a sunroom or greenhouse, the biggest dilemma of having plants indoors is providing them with enough light. Even if you have windows, they may be less than ideal if they're facing in a direction that gets little sun, or if they're shaded by a tree or porch overhang. Plants suffering from light deprivation are often lanky, with pale or yellowed leaves. Luckily, you can lend a helping hand with artificial lighting.

The best type of artificial light is fluorescent. Incandescent light doesn't provide the right kind of light for optimal growth, and it also produces lots of heat, which can burn your plants. Fluorescent light comes in several varieties: the standard ones, which you can find at any hardware store or home improvement center, are fine for growing small plants such as African violets, but for larger plants, go for higher-output fluorescents, which emit much more light and can be found at most well-equipped garden centers or through mail-order gardening supply catalogs. Bear in mind, too:

- \* When growing plants under artificial light, choose those that prefer low to medium sunlight.
- \* Keep your plants very close to the light source - no more than 6 to 12 inches away. The intensity of light diminishes drastically the farther away you move from it. To increase intensity, add more fluorescent tubes, grouped together.
- \* Rearrange your plants regularly around their light source to ensure that they all receive equal exposure. The greatest amount of light is emitted from the center of a fluorescent tube.