

Westbury Village News

Winter Newsletter

1st Quarter 2022

Your Commitment as a Condo Homeowner

Common-interest communities like ours create some unique obligations to the community and to other residents within it. Here are few reminders for all:

Read and comply with the community's governing documents.

You should have received a package of documents when you purchased your home. If you didn't, please request copies from the Association Manager. Make sure you understand what's included in them, particularly the rules about parking, your home's exterior maintenance, architectural guidelines and when you must pay association assessments.

Provide current contact information to the Association Manager. Make sure they know how to reach you in case of an emergency or provide an alternative emergency contact.

Treat association leaders honestly and respectfully. Board members are homeowners—just like you—who have volunteered to give their time and energy freely to govern the community. If you have any concerns that you would like shared with the Board, please send your concerns in writing to your Association Manager.

Help maintain your property according to established standards. The community's appearance can add value to all the homes within it—including yours. If there is an exterior maintenance issue, please report it to your Association Manager in a timely manner.

Attend annual meetings and vote in community elections. The association is a democracy, and your voice and vote can affect important issues.

Pay association assessments and other obligations on time. Your regular assessments pay for common-area maintenance, amenities, and other shared expenses. If you don't pay on time, the burden for paying your portion of the association's bills, falls on your neighbors.

Ensure that tenants, visiting relatives and friends adhere to all rules and regulations. If rentals are allowed within your community and you lease your unit, remember you are liable for the behavior of those who live in it. Make sure visiting relatives and friends are aware of and follow the community's rules.

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.

Why Do We Have Rules?

Sometimes owners wonder why we have so many rules. Why can't I let my dog run around wherever he likes? Why can't I park wherever I want? What is the big problem with letting my pet do its business on the grass outside my unit?

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!

The answer is that living in a condo means that you are sharing the common elements with everyone else, and so you have to be considerate of other people. Most owners think about the grass right outside their unit as being *their* grass, but in fact it belongs to every member of the community.

Our Association's rules were formulated to preserve the appearance of the community, protect the value of our common property and our individual homes, and make our neighborhood more harmonious for all of us. So, it's important to know the rules and do our best to abide by them. To keep up to date on what the rules are—and what the consequences can be for not complying—see the governing documents, including the Association Handbook.

Board Meeting Notes

A summary of the actions taken by your Board of Directors

Oct **Approved**

- Adopting 2022 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, 2022. 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, 2022 or (in case of a shortfall) replenish the Operating account from the Reserves on December 31st, 2022 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
- 2022 fertilization service agreement with Trugreen at a cost of \$2,330.

Nov **Approved**

- Troy The Tree Guy to perform various tree trimmings and removals at a cost of \$2,600.
- Karen Jenkins to serve as the 2022 Snow Captain.

Dec **Annual Meeting**

Annual Meeting

The 2021 Annual Meeting of Homeowners was held on December 7, 2021. Karen Jenkins and Ronald Payne 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.

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.

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!

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.

Condo Management of Columbus
PO Box 28249
Columbus, OH 43228

Chocolate Cream Pie in a Jar

- 2 cups finely crushed graham crackers
- 8 tbsp butter, melted
- 1 packet chocolate pudding mix
- 1 cup milk
- 2 cups heavy cream
- 2 tbsp sugar
- Chocolate shavings, for garnish

PREPARATION

1. Make crust: In a large bowl, mix graham cracker crumbs with melted butter until fully coated.
2. Make pudding: Mix chocolate pudding mix with milk and let set for 5 minutes.
3. Beat heavy cream until stiff peaks form. Stir in sugar.
4. Among four mason jars, layer graham cracker crust, chocolate pudding and whipped cream, alternating until you reach the top of the jar.
5. Garnish with chocolate and serve.

