

Westbury Village News

Fall Newsletter

4th Quarter 2021

Winter Is Coming

It's getting close to that time of year again. Each season has unique issues, and winter in Ohio is especially interesting. Over the past few years we have seen the gamut of weather conditions. We had several years of being extremely under budget with regards to snow removal, and then last year it seemed to be all of those years' snow dropped in one season.

There are a lot of things you can do to prepare your unit for winter and minimize possible problems.

- Insulate any water lines along exterior walls.
- If the temperature is below freezing, open cabinets and set the faucet to a slight drip.
- Caulk and weatherstrip doors and windows.
- Have your furnace and any fireplaces cleaned and inspected yearly.
- Have a plan to deal with any power outages.
- Test your main water valve to make sure it works in the event of a burst pipe. Replace as needed.
- Keep fire extinguishers on hand and know how to use them.

Last year, we had a lot of ice damming on roofs. Ice dams are a problem throughout local communities. Unit owners have expressed concerns about large icicles forming on gutters and roofs, and some have had water intrusion into their units.

Ice dams are rarely a sign of a faulty roof. Most often they form due to heat escaping through the attic. What happens is that the snow on the top part of the roof melts and runs down toward the gutter. When the temperature changes, it refreezes near the ends of the roof and the gutters. Each time this happens, the ice dam grows larger. When it's melting, the water is forced back up under the shingles. This is where you start to see spots on the ceiling or leaks indoors.

If you have water intrusion, let your Association Manager at CMOC know. Once the snow is gone and it is safe for roofers to get up on the roofs, we will have yours inspected. Most likely, there isn't any exterior roof or gutter repairs that need to be made, it is just the nature of an ice dam. Recently, building codes have changed to require ice guard to be placed under the shingles at the edges of roofs to try and prevent water intrusion. Ice guard is not going to prevent icicles from forming, it is meant to stop the water from getting in. So, if you have a newer roof, you will still see icicles.

If you do have water intrusion, we recommend the following:

- Contact your insurance company and ask for their advice. We generally consider water intrusion an insurable event but you should check with your insurance carrier.
- Call a water restoration company (Stanley Steamer is an example, there are others.)
- If you develop a bubble on the ceiling, place a bucket underneath and poke a hole in the bubble.
- Utilize a wet vac several times a day to keep the water from going too far into the middle of the room.
- Please remember, once the ice and snow are gone, the roofing companies are going to be flooded with requests. Unfortunately, you are not alone in having an ice dam during winter.

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.



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

- Jul. Approved.**
- Karen Jenkins to serve as Clubhouse Coordinator.
 - Various modification requests from unit owners.
 - The resignation of Tena Thompson
- Aug. Approved**
- Various landscape improvements at a cost not to exceed \$2,835.
 - Management contract amendment.
 - Various modification requests from unit owners.
- Sept. Approved**
- Ron Payne to serve on the Board of Directors until the next Annual Meeting.
 - Gutter Kings to clean all gutters at the end of Fall at a cost of \$2,195.
 - Reducing special duty officer hours to 3 per week.
 - Various modification requests from unit owners.

Annual Meeting

Once a year all the members of Westbury Village Condominium Association are invited to come together for a "State of the Union" report, and to vote for who they want to represent their interests on the Board of Directors.

This meeting will be held on Tuesday, December 7, 2021 at 6:00pm and you, as the owner of a unit in The Westbury Village Condominiums, are invited to attend. A notice with more detailed information will be mailed out about three weeks before the meeting, along with a proxy form, which you can fill out in the event you are unable to attend and give to someone else to represent your interests.

Have you thought about taking a turn on the Board? If you haven't, you should consider these reasons:

It's your right and privilege to run.

When you bought your condominium you also bought

the right to run for the Board. Only unit owners may serve on the Board of Directors. Only unit owners have the right to have a hand in their own governance.

Protect your investment.

The decisions the Board makes have a profound impact on the financial well-being of the community. They decide on the specifications of the Lawn Care contract and which company to use, which impacts the 'curb appeal' of the community. They make decisions with regard to the management of the Association's finances and long-term planning. All these factors affect the value of your home.

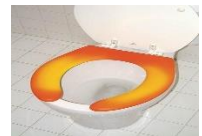
It can be an enriching experience.

Serving on the Board will expose you to a breadth of experience not matched anywhere else. In what other context will you review asphalt specifications, CD rates, FCC regulations, Fair Housing Act requirements, and the best product to melt ice on concrete (hint: it isn't salt), and all this in the course of a single Board Meeting!

There will be two positions available at this year's annual meeting.

Plumbing

It is important that you do not use the toilet to dispose of items that should be thrown in the trash. A clogged mainline can result in serious damage to the entire building.



Friendly Reminders

Trash Containers:

Trash containers may be set out only after 5:00 PM on the day preceding collection. Containers may be put away as soon as possible and no later than 9:00 PM the day of collection. Trash containers must be kept inside the garage or in a designated spot within the limited common area that is hidden to traffic or passer-byers.

Pet waste

Owners are responsible for cleaning up after their pets. Anyone caught leaving pet waste in the common elements will be subject to an assessment.

Clubhouse

The Clubhouse is now available for rentals. Rental forms can be obtained from the Associations website at: <https://wbvcondo.com/>

Mulled Cider Recipe

Courtesy of the New York Times

INGREDIENTS

- 1 ½ quarts unfiltered sweet cider
- 12 allspice berries
- 12 whole cloves
- 2 sticks cinnamon, broken into pieces
- 6 tablespoons bourbon (optional)

PREPARATION

1. Place all ingredients but the bourbon in a saucepan and heat over medium heat until the mixture is just below a boil. Cover and remove from the heat and let steep 5 minutes.
2. At that point, you will notice that the allspice and cloves have floated to the top; remove and discard them. Pour a tablespoon of bourbon, if desired, into each of six mugs and pour the cider mixture over it. Spoon a few cinnamon pieces into each mug and serve immediately.

