

Westbury Village News

Spring Newsletter

2nd Quarter 2023

Why is My Electric Bill So High?

By National Energy Partners

There are very few moments as cringeworthy as opening an unexpectedly high utility bill. “How could it possibly be this high?” you may wonder. “Are my meters even working right?” “I don’t use that much energy!” We get it. We are customers too, and understand just how frustrating it can be.

So, why exactly do energy bills cost so much in the winter months? Why does it seem to be even worse than usual this year? Is there anything that can be done? These are really great questions. In this short article, let’s address some of these queries and answer the most important question of all: “what can I do to lower my energy costs?”

Energy prices are on the rise. Like most everything else we buy these days, there is a strong inflationary component at play in your energy costs. According to an October *Columbus Dispatch* article, the cost of heating with electricity was expected to rise 7.9% compared to last winter. However, the actual increase in residential rates in December was nearly 16% more than a year ago. These increases impact everyone who uses electricity to heat their homes.

Extreme Weather. The weather can have a profound impact on your energy bills. Extreme weather, like the brutally cold temperatures experienced in the Midwest at Christmas time, can require your heating system to work overtime to maintain a comfortable temperature.

Electric heat pumps. Air source heat pumps are very popular in multifamily communities and, although they can be efficient when the weather is moderate, cold temperatures can make these units much less effective. That’s because heat pumps don’t create heat by burning fossil fuels the way a natural gas furnace does. Instead, they use a process that uses heat from the outside air to warm the inside of your unit. Once the outside air drops below a certain temperature (typically, about 28 degrees depending on the unit), the heat pump becomes much less efficient and a supplemental heat setting (often referred to as emergency heat or e-heat) kicks in. Supplemental heating is almost always very inefficient and expensive. On really cold days, supplement heat may provide a lion’s share of the warm air in your unit and that’s not good for your bill.

Your unit. There are many variables in multifamily living that can impact your bill. The size of your unit matters, of course, but so does its location. Do you share walls with neighboring units or do you have a corner unit that’s exposed to the outside air? Does your unit face the sun in the afternoons or evenings? If so, the extra sunlight might offer warmth to your residence on sunny winter days (but it might make it more expensive to cool during the summer). Even your habits matter. For example, if your water is heated with electricity, long, hot showers can run up your usage.

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.

So, how can I lower my bill? Any appliance in your unit that uses electricity contributes to your total usage and your bill is primarily derived based on your usage. So, look for efficiencies wherever possible. Use energy-efficient light bulbs and turn off lights when you are not using them. If possible lower your unit’s water temperature and wash clothes and dishes at cooler temperatures when possible. Supplemental heating and cooling units (window and tower fans, space heaters, etc) may be helpful, but also use electric power so be aware of their efficiency.

Board Meeting Notes

A summary of the actions taken by your Board of Directors

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| Jan | Meeting Held <ul style="list-style-type: none">• Items discussed. No motions made. |
| Feb | Approved <ul style="list-style-type: none">• Various modification requests from Unit Owners. |
| Mar | Approved <ul style="list-style-type: none">• Various modification requests from Unit Owners. |

What is this Thing Called Fiduciary Duty?

From time to time you may hear that the Board of the Association operates in a fiduciary capacity for the homeowners. Or you may read about the Board's fiduciary responsibility in the governing documents. Just exactly what does this mean? Fiduciary duty simply means the Board has an ethical and legal obligation to make decisions in the best interests of the entire Association. That's a small explanation for a very big responsibility.

Fiduciary duty includes a duty of loyalty to the Association, which means that Board members should never use their position to take advantage of the Association. They should never make decisions for the Association that benefit themselves at the expense of the Association and its members.

Fiduciary duty also includes the duty to exercise ordinary care. This means that Board members must perform their duties in good faith and in a manner they believe to be in the best interest of the Association, with such care as an ordinary prudent person in a similar position under similar circumstances would use.

In short, Boards must act in the best interests of the Association and act reasonably. Board members fulfill their fiduciary duty by:

- Developing and using a formal budgeting process
- Establishing and adhering to budgetary guidelines
- Making sure the budgeting process reflects the wishes of the Association members

- Promoting understanding and acceptance of the reserve accounts among the members
- Collecting sufficient fees to adequately operate the Association
- Soliciting bids and negotiating appropriate contracts
- Authorizing expenditures

Pet Waste

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!

Pool and Clubhouse

Please note the following updates and changes to the pool and clubhouse operations;

- The opening date for the pool will be May 29th.
- The new operating hours for the pool will be 12:00 PM to 8:00 PM.
- The new clubhouse reservation hours are 8:00 AM to 12:00 AM.
- Clubhouse reservations are now limited to the clubhouse only. The pool area is no longer available for private reservations.

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

Fresh Strawberry Lemonade

- ½ pound fresh strawberries, stems removed
- 1-1/2 cups granulated sugar
- 5 cups water, divided
- 1-1/2 cups fresh-squeezed lemon juice

PREPARATION

1. Use a blender or food processor to puree the strawberries. Strain them through a fine mesh sieve, if desired, to remove seeds.
2. In a small saucepan, over medium heat, stir together sugar and 2 cups of water.
3. Bring to a boil and stir until sugar is dissolved. Remove from heat and allow to cool to room temperature.
4. Strain the lemon juice through a fine-mesh sieve into a 2-quart pitcher. Add simple syrup and pureed strawberries and stir to combine. Refrigerate until cold.
5. When ready, add 3 cups of cold water and stir. Taste, and add more water if it's too sweet.
6. Serve with ice and enjoy!

