

# Westbury Village News

Winter Newsletter

1st Quarter 2023

## Condo Assessments Happy 2023!



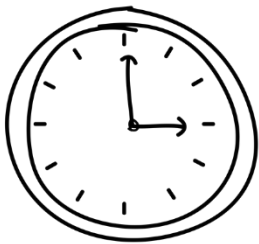
Here are a few reminders regarding the payment of your condo assessments. Assessments are due on the 1st of the month. If your

association has a period of time before the assessments are considered late, usually 10 or 15 days, please bear in mind that this period is to account for mail delays. Mail delays are much more common than you may think. If your check is post-dated after the 1st

and doesn't reach the management company's office by the allowed period, it is considered late, and you will receive a late assessment added to your account.

The USPS has announced that delivering mail takes longer than it used to and that becomes a huge factor in when you mail in your payment. The days of next-day delivery are very much behind us. You may not be aware, but if you use your bank's bill pay service, it is likely a check will be mailed out to your management company. Sometimes it takes the bank up to 5 days to mail it after you process it on-line.

Some banks participate in a bank-to-bank transfer, however in order to complete this action accurately, a unique 11-digit account number must be used on the reference line. This number must be the only entry on that line, any other information such as your name or a road name or even a dot or hyphen will invalidate that action and a check will be mailed. Unfortunately, at this time not all banks participate in this program and even if you are diligent and follow the instructions regarding the 11-digit account number, including having nothing else on the reference line, the bank-to-bank transfer may still not occur.



Your association offers an automatic withdrawal program that has no cost attributed to you. Signing up for this is easy and you would no longer have to worry about writing or mailing your check. At the beginning of the year any changes to your assessment will be handled by the management company

and once again you won't need to worry about sending in the incorrect amount. To sign up for this program contact your Association Manager for the paperwork. Please note that only your usual monthly assessment will be taken. If there is an extra charge for additional services, you must request in writing if you would like that taken along with your usual monthly withdrawal.

## 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.

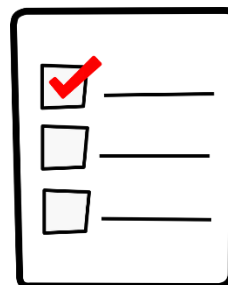
**Emergency (614) 722-7007**

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.



If you continue to write a check for your assessments, the management company requests that you write in a dark ink, preferably blue or black. There are some lovely colored pens out there, but the bank scanner cannot always pick up the details of a lighter ink, which makes processing your payment more of a challenge. Also, if your unit address is not on your check, please

write it in the memo line so that your payment can be processed accurately.

If you have any questions, please contact your Association Manager directly. Wishing you a wonderful 2023!

## Board Meeting Notes

A summary of the actions taken by your Board of Directors

### Oct     **Approved**

- Adopting 2023 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, 2023. 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, 2023 or (in case of a shortfall) replenish the Operating account from the Reserves on December 31st, 2023 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.
- Gutter Kings to clean all gutters at the end of fall at a cost of \$2,280.

### Nov     **Approved**

- Karen Jenkins to serve as Snow Captain for the 2022-23 snow season.

### Dec     **Annual Meeting**

## Annual Meeting

The 2022 Annual Meeting of Homeowners was held on December 12, 2022. Ronald Payne and David Wan were elected to three-year terms on the Board of Directors and Carol Wesley was elected to a one-year term. 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 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 ice would melt on its own within 24 hours. The exception to this are the entrances to Norton Road. We have ZERO tolerance at these main entrance locations.

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

## 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.

## 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

## Cranberry Brie Bites

- 1 tube crescent dough (8 oz.)
- 1 wheel of brie (8 oz.)
- ½ cup whole berry cranberry sauce
- ¼ cup chopped pecans
- 6 sprigs of rosemary, cut in to 1" pieces
- Cooking spray for pan
- Flour for surface

### PREPARATION

1. Preheat oven to 375 degrees and grease a mini muffin tin with cooking spray. On a lightly floured surface, roll out crescent dough and pinch together seams. Cut in to 24 squares. Place squares into muffin tin slots.
2. Cut brie into small pieces and place inside the crescent dough. Top with a spoonful of cranberry sauce, some chopped pecans and one sprig of rosemary.
3. Bake at 375 until the crescent pastry is golden, about 15 minutes.

