

Westbury Village News

Winter Newsletter

1st Quarter 2020

3 Ways to Pay your Condo Fees

1. Good old-fashioned check in the mail.

Send to:

Westbury Village

PO Box 28249

Columbus, OH 43228



Make sure you include your coupon or note your unit address on the memo line so that your payment gets credited to the right account. Don't wait until the end of the grace period to send your check but allow for mail delays.

2. Auto-Deduct with your bank.

Most accounts will allow you to set up a recurring payment which goes out from your bank at the same time each month. Often this is free, depending on what kind of account you have. Talk to your banker or investigate your bank's website.

3. Auto-Deduct by the Association

The Association can have its bank deduct fees automatically from an account of your choice at no cost to you. If you want to use this service contact our Community Manager, and they will send you a form to fill out and return with a voided check.

* Be sure to update the payment amount if you use options 1 or 2.

Board Meeting Information

Meetings are usually held at the Clubhouse on the 3rd Tuesday 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.

Our Success Depends Upon YOU!



In the purest sense, the Community Association is a form of representative democratic governance. As with actual representative governments, the various actors and leaders have prescribed roles and responsibilities. In community associations, the owners are the electorate and have the responsibility of being good citizens (paying assessments, voting, abiding by the rules, etc.) and for electing representatives to a policy body to carry out a policy-making and administrative oversight role.

Officers are elected to provide leadership to the policy body. Committees are created by the Board to provide substantive input to the board's deliberative process and as a conduit for owner participation and involvement. The Community

Association is self-governed by unit owners and as such, the homeowners select, from among themselves, leaders who make decisions for the group. Homeowners must then abide by those rules and decisions.

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!

Owners also have a responsibility to adhere to legal obligations. They have an obligation to pay assessments in a timely fashion in order to permit the association to meet its financial obligations without penalties. Timely assessment payments save the association, and you, the owner, the added costs of collection activity. Finally, owners have a responsibility to adhere to rules and regulations, mutually agreed to and properly adopted. This adherence to the rules permits owners to live harmoniously under the same constraints. It also saves us the expense of more formal enforcement.

Board Meeting Notes

A summary of the actions taken by your Board of Directors

Oct. Approved

- A three-year lawn care contract (2020-2022) with Lautenschleger for \$25,155.
- The 2019-2020 snow removal contract with Lautenschleger.
- Various landscape improvements by Lautenschleger for \$4,425.
- The 2020 fertilizing services contract with Trugreen for \$2,220.
- Brewer and Sons to remove a tree at a cost of \$350.

Nov. Approved

- Adopting 2020 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, 2020. 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, 2020 or (in case of a shortfall) replenish the Operating account from the Reserves on December 31st, 2020 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.
- Karen Jenkins to serve as the 2019-2020 Snow Captain.
- Sentricon renewal with Columbus Pest Control for \$8,880.
- Various modification requests for unit owners.

Dec Annual Meeting

Annual Meeting

The Annual Meeting of Homeowners was held on December 3, 2019. Tena Thompson and Cy Hatfield 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 who couldn't attend the meeting.

Events Committee

We would like to form an Events Committee for Westbury Village. The purpose of the committee would be to come up with events that will encourage residents of our community to come together and enjoy themselves while getting to know their neighbors. The committee will meet periodically throughout the year to discuss events and ways in which to get the community involved. Our first meeting will be held on Sunday, February 2, 2020. The purpose of this meeting will be to draft a list of events for 2020 that can be presented to the board for approval. If you do not wish to be on the committee but have ideas, feel free to attend this meeting and share them. Please contact Karen Jenkins at kajenks04@gmail.com with any questions.

Community Website

Visit us at: <https://wbvcondo.com/>

Please check out our new and updated website! Your Board has worked hard this winter to develop this site and continues to update it with information as it is available. You can also make requests for maintenance or clubhouse usage on the site as well. Westbury has great things happening in 2020!

Photos (Texting and Email)

In regard to both maintenance and violation issues, a photograph can be one of the most useful pieces of information that you can send to the Association Manager. When doing so please remember to include the following information: Name, Unit Number, and Association.

As we certainly appreciate the photos (trust me, they can speak a thousand words) without this information it will be very difficult for us to identify who you are.

Condo Management of Columbus
PO Box 28249
Columbus, OH 43228

10 Ohio Professional Sports Trivia Questions.

1. Who was the first major league player to hit two home runs, in one inning, from opposite sides of the plate?
2. What is the name of Cleveland's old NPSL soccer franchise?
3. Which Quarterback led the famous "Kardiac Kids" teams of the early 1980's for the Cleveland Browns?
4. What was the nickname given to the Cincinnati Reds team which won back-to-back baseball World Series titles in 1975 and 1976?
5. The last time the Browns had a winning season was in 2007, what was their record?
6. This city is home to the Football Hall of Fame?
7. When was the Columbus Blue Jackets' inaugural season?
8. What is the name of Columbus' MLS team?
9. In 1976, the Cincinnati Bengals drafted this Ohio State running back in the first round?
10. What two Ohio cities are home to AAA baseball teams?

*1. Carlos Baerga 2. Crunch 3. Brian Sipe 4. The Big Red Machine 5. 10-6 6. Canton 7. 2000-2001 8. Crew
9. Archie Griffin 10. Toledo(Mudhens) & Columbus(Clippers)*