

Westbury Village News

Winter Quarter Newsletter

January 2019

Decoding Who Is Responsible

One thing that is a continuing source of confusion for most condo owners is who is responsible for fixing what. Consider the following three answers to understand who fixes what and why.

Everything On The Outside Is The Responsibility Of the Condo Association; Everything On The Inside Is The Responsibility Of The Condo Owner.

This is probably the most common answer to this question.

Sounds simple, right? Everything on the outside should be fixed and maintained by the Condo Association, while the inside should be fixed and maintained by the unit owner. But there are some important exceptions. For example communities that have air conditioning units outside the unit: it's on the outside; should it be repaired by the Condo Association? The answer is 'no'. And what about windows? Are they on the outside or on the inside? You can see that even though this is a good rule of thumb, this answer is a little too simple.

The Unit Owner Is Responsible For Anything That Benefits Or Serves Them Alone; The Condo Association Is Responsible For Everything That Is Shared Between All Unit Owners.

This is a better answer because it gets to the logic of why something is either the Association's or the owner's responsibility. That exterior air conditioning unit serves one unit only, which is why it is the responsibility of that unit owner to maintain and repair it. This also goes for utility lines, which are each individual unit owner's responsibility where they serve only that unit owner. The moment the lines serving two units join they become the Association's responsibility. But this leaves some unanswered questions. Why am I responsible for my garage door but the Condo Association is responsible for the trim around the garage door? And does this mean that I am responsible for the blacktop on my parking spot or driveway? Usually not.

Check The List In The Declaration.

It comes down to this as the best answer to the question. There are two sections in the Declaration of most Condominiums which talk about this: first, the definition of a unit, which aims to clarify what is considered part of a unit and what isn't; and second, the maintenance responsibility section, which lists what the Association is responsible to maintain and what the owner is responsible for (usually the owner is responsible to maintain the unit, which sends you back to the first section to find out what constitutes a unit).

Property Manager Contact Information

Kelly Sothard (614) 488-7711 extension 535

If you call and get the welcome greeting you may immediately press the first three letters of Kelly's name (KEL or 535) to reach her 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 3rd Tuesday of each month at 6 PM. All interested homeowners are encouraged to contact the Property Manager prior to the meeting to verify meeting time, place and date in case of any changes.

Where do I get this Authoritative Document?

The good news is that you should already have it! The Declaration is a publicly recorded document, so it is freely available from the County Recorder's website or office. If this is inconvenient, call or email Kelly and we can email you a copy for free or if you need it mailed it will just cost a nominal fee to mail it to you (for postage and the cost of the copies).

One More Thing

This is counterintuitive, but who fixes what does not depend on how the damage occurs. The classic example is that if there is a roof leak which results in drywall damage, the Association is *not* responsible for fixing the drywall, even though the water came through the roof, which (in most Declarations) the Association is responsible to repair. It is strongly recommended that you figure out what is whose responsibility, so that you know when to call Kelly and when to call a handyman (or get out the hammer yourself).

Board Meeting Notes

A summary of the actions taken by your Board of Directors

Oct. Approved

- Alpha & Omega Arita Construction, LLC. to complete building wood replacement and paint at a cost of \$22,000.
- Appointment of Karen Jenkins and Bryan Jeffries to fill the vacant positions on the Board until the Annual Meeting.
- Appointment of Joe Hakim as the Vice-President and Bryan Jeffries as the Treasurer.
- Alpha & Omega Arita Construction, LLC. to complete the replacement of the existing slider in the Clubhouse with a window and trim at a cost not to exceed \$3,000.
- Ratification of individual Owners exterior modification request regarding a patio repair.

Nov. Approved

- Adopting 2019 Operating Budget.
- Assessing the total amount ("Homeowner Fees Assessed") 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, 2019.
- Authorizing the Board, acting through the Property 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 Property 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, 2019 or (in case of a shortfall) replenish the Operating account from the Reserves on December 31st, 2019 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.
- Lautenschleger Lawn as the 2018/2019 lawn and snow vendor.
- Updated Reserve Study.
- Changing the use of the Clubhouse cost to \$20 for all standard reservations.

Board Meeting Notes

A summary of the actions taken by your Board of Directors

Nov. Approved (Continued)

- Gutter Kings to clean the gutters at a cost of \$2,090.
- The proposed 2019 events page to be published to all owners.
- Newsletters to no longer be mailed as a cost savings for the Association. Only emailed versions will be sent.

Dec. Annual Meeting

Annual Meeting

The Annual Meeting of Homeowners was held on December 4, 2018. Bryan Jeffries was elected to the three year and Karen Jenkins was elected to the two-year term and Lisa McMillen was elected to the one-year term on the Board of Directors. In other business, our Property Manager gave her 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.

Give Information to Renters

If you lease out your unit, please remember that you should always pass important information on to the residents who are impacted by notices sent to you! We struggle to find a defining line to please all owners and residents in the community with information conveyance. Ensure you keep the Association up to date with who is living and residing in the units this is not only the Ohio Law it is helpful to us in communications!

Resident Use vs. Resident Abuse (Sewer Drain Information Part 1)

We have had several instances in various areas this past year regarding sewer drain backups in the basements. It is important to remember there are some shared lines within your building that your neighbors waste filters into as well as your own. It is important to know what is ok and not ok to dispose of down a kitchen drain, a toilet, or sink.

Many think the "flushable" wipes are ok, when in fact research shows these can cause a number of clogs over time and can cost owners thousands in repair costs.

Also, avoid pouring grease, oil and food down the drain. This clogs your drain just like your arteries! In Part 2 we will discuss some responsibility safeguards/suggestions you should enact prior to a backup happening.

Condo Management of Columbus
PO Box 28249
Columbus, OH 43228

2019 Events Planned

Events that have been proposed for 2019 consists of the following; however, are subject to change with advanced notice:

- April 13 – Easter Egg Hunt
- May 25 – Pool Opening & Cook Out (potluck)
- June 22 – Westbury Community Garage Sale
- July 13 or 20 – Dive-In Movie Night @ the pool with a potluck/cookout
- September 7 – Pool Closing-Dog Swim
- October 26 - Trunk or Treat 6-8 p.m.
- November (TBD) – Chili Cook-off/OSU Football
- December 7 – Holiday Party

***VOLUNTEERS ARE ALWAYS WELCOME AND
GREATLY APPRECIATED!***

THANK YOU- Westbury Village Social Group

Water Valves

Do you know where to shut off the water to your unit? What will happen when a hose bursts to your washer, or your hot water tank bottom rusts out, or a water line in your unit breaks? The answer is that water will likely not only flood your unit, but also possibly the adjoining units.

You should be sure you know where your water shut off valve is located. The shared pipes within a building are everyone's joint responsibility through the Association fees for repair, this includes the MAIN shut off for the BUILDING ONLY. The shut off for the UNIT ONLY is the responsibility of the unit owner for repair.

In addition to individual shut-offs for each unit, there are shut-offs in some units that allows the water to be turned off to the entire building. It is important for you to be aware if you have the main shut off in your unit to the building so you are utilizing the proper valve during repairs. The association should be contacted if you have questions regarding repairs or the procedure to follow when turning off your water for a needed repair within your unit.