

# Westbury Village News

Spring Newsletter

2nd Quarter 2025

## Why Delinquencies Matter

Why do they make such a big deal out of delinquencies? Why are they so strict? They just want more money by charging late fees.

First, consider the purpose of your condo fees. As members of a legally recognized community, you enjoy certain benefits. You don't have to cut the grass, clean the gutters, pave the street, or maintain the common areas. If your association has a clubhouse and/or a swimming pool, know that these are provided through your condo fees. Were there any major projects completed recently that have increased the value, not to mention your enjoyment of the property?

Your fees provide the funding for the many benefits enjoyed by everyone living in your community. So why do delinquencies matter? Why does the Board and the management company take them so seriously?

In the perfect world known as "Absolutely Nowhere", every owner of every association pays their fees on time. This means that these associations have as much money as possible to transfer to their reserve accounts every month. This also means that every year, the association can properly fund, plan for, and execute every single capital project to improve the community. But in the world in which we live, not only do associations suffer the consequences of uncollected fees; they oftentimes need to plan for them. Starting in early Fall, association boards begin planning the budget for the upcoming year. One of the items that is important to take into account happens to be uncollected fees. When this category becomes more and more substantial, an increase in condo fees becomes more likely.

Obviously, if the association collects less than the projected number, the community suffers. Projects may not get done or they may be delayed because there isn't enough money. Insufficient funds can cause projects to be done in batches rather than all at once. Let's say that your association wants to replace driveways, but there isn't enough money to replace driveways this year for everyone who needs them. That means that the association has to send someone out to look at every driveway, make a list, evaluate, rank, and assemble them into groups of similar priority using a "worst-is-first" logic. As work progresses, some owners get new driveways while their neighbors look on in envy, left to wonder when their turn will be. This can create a community full of discontent.

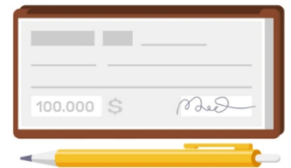
Now, no one cognitively initiates a late streak by waking up in the morning, thinking "Today, I'm going to stick it to the community!" Unit Owners become delinquent mostly due to good old-fashioned forgetfulness and oversight. Being delinquent doesn't mean you are a bad person. If you are charged with a late fee, you are encouraged to pay it no later than when your next fees are due to avoid additional charges for delinquency. Remember that while fees are due on the first of the month, there remains a substantial grace period to allow for the occasional mishap with the mail, not to push the envelope, pun intended, of timeliness.

Remember that your timely payment helps provide the advantages every Unit Owner receives by living in a condominium.

Your increased diligence can ensure property values, making the community more attractive to potential buyers which in turn can make your association a wonderful place to live for years to come.

## Board Meeting Information

Meetings are usually held at the Clubhouse on the 2nd Monday of the month at 6 PM. Meetings are not held every month. 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 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

**Jan**     **No Meeting**

**Feb**     **No Meeting**

**Mar**     **Approved**

- David Wan to serve as President, Billy Henderson to serve as Treasurer, and Melissa Day to serve as Secretary.

## 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 affects 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.

## Attention Speeders

The speed limit within the community is posted. Excessive speeds and reckless operation are prohibited. In addition to speed, there is also a problem with people not stopping properly at the stop signs. Next time you drive through the property please look down at your speedometer. Are you contributing to the problem?

## 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 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!

## Trash

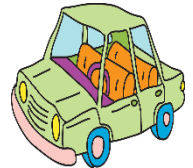
A friendly reminder that trash containers may be set out after 5:00 PM the day before the collection day and must be returned to the garage or back patio by 9:00 PM on the day of collection.

## Pictures

When it comes to reporting a maintenance issue, violation, or even a landscape concern, often times a picture will speak a thousand words. Please send all photographs to [john@condocolumbus.com](mailto:john@condocolumbus.com).

## Inoperable Vehicles

Per the Owner Handbook, all vehicles must be street operable and displaying current licenses specific to that vehicle. Inoperable vehicles of any kind may not be parked/stored in the common elements (including the driveway) and will be towed at the owner's expense.



## Safety First

We live in a safe community, and we need to make sure we all do everything we can to maintain the safety of our environment. Please adhere to the following safety guidelines:

- 1) Make sure that garage doors are down at night. Leaving your garage door open all night compromises the safety of your home and leaves both you and your belongings at risk.
- 2) Keep exterior porch and garage lights on all night.
- 3) Make sure that cars left outside are locked and all valuables are removed from the vehicle.

If you notice any suspicious activity, please contact the Police Department.

Condo Management of Columbus  
PO Box 28249  
Columbus, OH 43228

## Candied Carrots

(by The Pioneer Woman)

### Ingredients

- 1 ½ **lb.** medium carrots, cut into ¼ inch thick rounds on the bias
- 1 ¼ **tsp.** kosher salt, divided
- ¼ **cup** packed light brown sugar
- 3 **Tbsp.** salted butter
- 2 **Tbsp.** apple cider vinegar
- Black pepper, to taste
- ¼ **cup** fresh parsley leaves, chopped

Scatter the carrots in a large skillet and add 1 teaspoon of salt and 1 cup of water. Bring to a rapid simmer over medium heat and cook until the carrots are just tender, about 5 minutes.

Add the brown sugar, butter, vinegar, remaining ¼ teaspoon of salt, and a few grinds of pepper to the skillet. Increase the heat and boil, tossing the carrots occasionally, until the sauce is reduced to a glaze, 4 to 5 minutes. Sprinkle with the parsley and season with salt and pepper.

