

Westbury Village News

Winter Newsletter

1st Quarter 2025

2025 Fees

As we say goodbye to 2024, keep in mind that your monthly maintenance assessments (commonly called your condominium fees) may have increased with the 2025 budget. If you are writing checks or sending your payment through your online bill-pay, please be sure to double check that you are sending the correct amount. No one wants to get a late fee if you forget any budgeted increase. If you are set up on autopay, you do not have to worry about anything, any necessary adjustments are made for you.

The USPS has announced that delivering mail takes longer than it used to and that becomes a huge factor regarding 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 to your Management Company. Sometimes it takes the bank up to 5 days to mail it after you process it on-line. If you would like to sign up for autopay and remove any worries about your checks not arriving on time, please contact your Association Manager. They can get you the form, and it is at no cost to you!



Condominium fees are due on the 1st of each month. Your Association gives a short grace period (generally 10 or 15 days) for your payment to arrive. If you mail your check after the 1st and it does not arrive in the grace period timeframe, you will be assessed a late fee.

Texting and Emailing



In order to contact your Community Association Manager, you must email or call. We have heard that owners try to communicate by text; however, our Management Company has a business land line with an extension to our individual Community Association Manager. This phone does NOT receive text messages. The Community Association Manager does not receive requests that are sent in via text. You can use your phone to email the Manager instead. If you have a picture you are trying to send, please send it as an attachment.

Additionally, when sending an email, please be sure to put your Unit Address and Community in the subject line. Your Community Association Manager's email may at times be monitored by several other employees of CMOC who may not be as familiar with you as your Association Manager is. This also makes it a lot easier to review previous communications related to your unit.

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!

Selling Your Unit?

If you are thinking of selling your Unit, please understand that due to tortious interference laws, your Association Manager cannot speak with buyers or their agents. All questions must come from the selling Unit Owner.

During a purchase, the buyers or their agents require certain documents and questionnaires to be completed. CMOC uses a third-party service, CondoCerts, for all questions of this type. They can be reached at condocolumbus.condocerts.com.

This information is available for appraisers, attorneys, closing agents, escrow companies, homeowners, mortgage brokers and lenders, realtors, title companies and tax service companies.

Board Meeting Notes

A summary of the actions taken by your Board of Directors

Oct. No Meeting

- Gutter Kings to perform fall gutter cleaning at a cost of \$2,375.

Nov. Approved

- Adopting 2025 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, 2025. Authorizing the Board, acting through the Community 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 Community 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, 2025 or (in case of a shortfall) replenish the Operating account from the Reserves on December 31st, 2025 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.
- 2025 fertilization service agreement with Trugreen at a cost of \$2,657.
- Karen Jenkins to serve as Snow Captain for the 2025 snow season.
- An updated reserve study by Criterium Engineers.
- A policy resolution for trailers and recreational vehicles.
- Various modification requests of Unit Owners.

Dec. Annual Meeting

Annual Meeting

The 2024 Annual Meeting of Homeowners was held on December 9, 2024. Billy Henderson was elected to a three-year term on the Board of Directors. Cy Hatfield and Angela Harris were elected to two-year terms, and Melissa Day 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 large, 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 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.

Condo Management of Columbus
PO Box 28249
Columbus, OH 43228

Community Association Owner's Rights

(Presented by Kaman & Cusimano, LLC)

As a Unit Owner within a Condominium Association, you have the following rights and protections.

- Right to attend an Annual Board Election Meeting.
- Right to give your proxy to anyone you choose, in the event you are unable to attend the Annual Meeting.
- Right to place your name into nomination for election to the Board.
- Right to review and/or copy (based upon payment of a reasonable fee) the Association's financial reports.
- Right to receive a copy of the Association's annual budget along with a notice informing you of payment due dates and amounts.
- Right to receive a copy of the Association's house rules and a written notice if there is a change or addition to the rules.
- Right to request a hearing with the Board prior to the imposition of an enforcement assessment against you.
- Right to use the Common Elements (subject to reasonable rules and fees).



In contrast, Unit Owners have only two primary responsibilities, those being:

- Abide by the Declaration, Bylaws/Code of Regulations, and the rules of the Association.
- Pay all fees/assessments levied by the Association.