

# Westbury Village News

Fall Newsletter

4<sup>th</sup> Quarter 2025

## How to Be a Good Neighbor

A little consideration goes a long way. Read the following tips from eHow.com on how to be a good neighbor beyond just a smile and a wave.

- Welcome any new neighbors with a personal note or pop by for a personal introduction.
- Make sure that the outside of your condo is well-kept and complies with our association's rules.
- Be mindful of noise—loud music, barking dogs, power tools—that may disrupt the neighborhood beyond a reasonable hour.
- If you have a large party, consider your neighbors when directing your guests where to park, end the party at a reasonable time, and invite your neighbors to join in the fun.
- Return anything you borrow from your neighbor promptly, in the same condition they lent it to you, and express your thanks.
- Replace anything of your neighbor's that you, your visitors, or your pets break or soil.
- Respect your neighbor's privacy.
- Offer to take care of mail pick-up, plants, or pets while your neighbor is on vacation.
- Be social! Inviting a neighbor over for coffee and conversation can promote open communication and a friendly neighborhood environment from which all neighbors can benefit.

## 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.

## Why Do We Have Rules?

Sometimes owners wonder why we have so many rules. Why can't I let my dog run around wherever he likes? Why can't I park wherever I want? What is the big problem with letting my pet do its business on the grass outside my unit?

The answer is that living in a Condo means that you are sharing the common elements with everyone else, and so you have to be considerate of other people. Most owners think about the grass right outside their unit as being *their* grass, but in fact it belongs to every member of the community.

Our association's rules were formulated to preserve the appearance of the community, protect the value of our common property and our individual homes, and make our neighborhood more harmonious for all of us. So, it's important to know the rules and do our best to abide by them. To keep up to date on what the rules are—and what the consequences can be for not complying—see the governing documents.

## 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!**

## Who Enforces Rules?

Have you been a responsible owner? Have you done anything to maintain the value of your/our property? Have you assisted in the enforcement of our rules? If you don't do it, or care about it, who will? Enforcement of the Association's rules is a **shared responsibility** between the residents of the community, the Board of Directors, and the Management company. Complaints may be reported by any resident via mail, email, or phone to the Management company. It is strongly recommended that you provide photographic evidence when reporting a violation. All violations reported by residents will remain anonymous. Complaints may also be generated by the Association Manager when a violation is noticed. A copy of the Association's formal Complaint Procedure is available upon request.

## Board Meeting Notes

A summary of the actions taken by your Board of Directors

### July **Approved**

- Challengers Tree Service to perform various tree work at a cost of \$13,203.
- Bryan Jeffries to continue management of the Association website at a cost of \$500 per year.
- Various modification requests of Unit Owners.
- The lawn care and snow removal specifications for 2026.

### Aug. **No Meeting**

### Sept. **Approved**

- Various modification requests of Unit Owners.
- 2026 lawn and snow service agreements with Lautenschleger at a cost of \$32,400 for lawn care services.
- Management contract addendum increasing compensation \$75 per month.
- 2026 fertilization service agreement with Trugreen at a cost of \$2,271.
- Adopting the 2026 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, 2026. 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 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, 2026 or (in case of a shortfall) replenish the Operating account from the Reserves on December 31st, 2026 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.

## Annual Meeting

Once a year all the members of Westbury Village Condominium Association are invited to come together for a "State of the Union" report and to vote for who they want to represent their interests on the Board of Directors.

This meeting will be held on Monday, December 8, 2025, at 6:00 pm and you, as the owner of a unit in The Westbury Village Condominiums, are invited to attend. A notice with more detailed information will be mailed out about three weeks before the meeting, along with a proxy form, which you can fill out in the event you are unable to attend and give to someone else to represent your interests.

There will be two positions available at this year's Annual Meeting. Please contact the Association Manager if you would like to have your name on this year's ballot.

## 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:

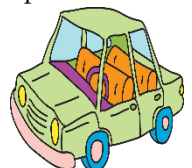
This will have no bearing on who an owner can contract with. Owners are not required to contract with Spectrum Cable

### 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.

## 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.



Condo Management of Columbus  
PO Box 28249  
Columbus, OH 43228

# **Venezuelan Arepa**

**\*From Public Domain Recipes**

## **Ingredients**

1. 2 ½ cups of water.
2. 2 cups of precooked corn flour.

## **Directions**

1. Combine the water, the precooked corn flour, and a little bit of salt in a large mixing bowl.
2. Mix the ingredients by hand until no clumps remain in the resulting dough and it has a smooth but solid consistency.
3. Preheat a pan with oil over low heat.
4. Take a piece of dough and form a ball the size of the palm of your hand.
5. Carefully slap the ball side by side to make a disk neither too thick nor too thin.
6. Repeat the process with the remainder of the dough.
7. Put the arepas in the preheated pan and wait approximately 2 ½ minutes to flip it over.
8. When both sides are cooked, take them out of the pan.
9. Cut through the middle of the arepas with a butter knife and brush them with butter.
10. Fill them with delicatessen to taste (ham, cheese, beans, mortadella, eggs, etc.)

