

# The Westbury Newsletter

www.westburycondo.com

A Publication for Owners and Renters of the Westbury Condominium Association

May 2016

## The Westbury Condominium Association Board of Directors/Officers

Alan Shechtman, President	Term: June 2015 to June 2018
Joyce Falkin, Vice President	Term: June 2014 to June 2017
Ted Calabrese, Treasurer	Term: June 2013 to June 2016
Susan Ahearn, Recording Secretary	Term: June 2015 to June 2017
Lynn Swanson, Director	Term: June 2015 to June 2016

Board members may be contacted by e-mailing at [westburycondoact@gmail.com](mailto:westburycondoact@gmail.com) or in writing by using the association mailbox in the outer lobby of 20 Outlook.

## Board Meetings

The meetings for the board of directors for June 2015 to June 2016 will be held on the third Tuesday of each month at 7 PM in the basement of 20 Outlook. Meeting dates are posted in the lobby of each building. The May board meeting will be May 17, 2016.

## Westbury Website

Owners may log on at [www.westburycondo.com](http://www.westburycondo.com) to read approved minutes of past meetings, financial information, and to learn of scheduled meetings and agendas. For the owner's password contact Alan Comrie at [arosscomrie@gmail.com](mailto:arosscomrie@gmail.com) or 860-839-1853.

## Board Activities

It is with regret that the Board reports the resignations of Ted Calabrese from the Board of Directors and Lois Menold as chair of the Finance Committee. Both individuals have extensively served The Westbury for many years and the Board gratefully thanks them for their dedicated and admirable work.

The recently approved process for notification and protocol of rule violation (cease or correct) has been distributed in hardcopy to all on-site residents and electronically to off-site owners. Please retain your copy for reference. The process for notification and protocol of rule violation may also be found on The Westbury website.

**Correction.** The cover letter recently distributed with the process for notification and protocol of rule violation (cease or correct) erroneously stated that smoking within a unit is a rule violation. Smoking is permitted within units.

A survey regarding pet ownership is being prepared and will soon be distributed to all owners. All owners are strongly encouraged to participate in this important survey.

JPHS Property Services is working on spring cleanup of The Westbury grounds. Garden beds have been edged and some grass seeding will be done.

Bulletin boards will be installed in the back halls of each building. Back-hall bulletin boards are for Board and management use. Please do not remove any posted materials. Documents intended for distribution (agendas, candidate forms, etc.) will be placed on the back-hall bulletin boards in clearly marked pouches. Laundry-room bulletin boards are to be used for resident messages (sale items, garage rentals, etc.).

### **Annual Meeting**

The Westbury annual meeting will take place on Monday, June 6, 2016, at 6:30 PM in the basement of 20 Outlook. Please attend this important meeting. Also carefully consider being a candidate for one of two positions that will be open on the Board of Directors. The term is three years. Board work can be demanding yet rewarding. Consider service on the board as an opportunity to make your important contribution to The Westbury. Candidate forms may be found on the back-hall bulletin boards.

### **Renovation Update**

The renovation process is almost complete. 30 Outlook is being papered and painted with carpeting to be installed. Most furnishings are on hand and will be in place.

### **Condo Sales**

If you are considering selling your condo, please remember to take into account the newly renovated common areas. Past sales do not reflect the significant common-area renovation. Be sure your realtor is aware of this important factor in determining the listing price that reflects the heightened appeal and increased values of Westbury properties.

### **Resident Gardening**

One of the features of living at The Westbury is the opportunity to garden. Spots or pots? Both are available. Two established gardens are looking for caretakers. The association also has plant urns that require regular watering, as well as empty planters that can be planted and cared for. The Guidelines for Resident Gardening can be found in the Resident Guide. If you have an interest in gardening at The Westbury, contact Joyce Falkin at 860-236-1378 or [joycefalkin@att.net](mailto:joycefalkin@att.net). All opportunities to garden are granted on a first-come first-served basis.

### **New Owner**

Yvette Blanchard, 30-208, originally from New Brunswick, Canada, is a pediatric physical therapist and professor at Sacred Heart University in Fairfield, CT. She enjoys travel, reading, walking, and hiking in her leisure time.

### **Contact Information**

Service requests. All service requests should be submitted to Barbara Struthers, administrative assistant for Imagineers at 860-218-1529 or [bstruthers@imagineersllc.com](mailto:bstruthers@imagineersllc.com). Requests can also be mailed to her attention at Imagineers LLC, 635 Farmington Avenue, Hartford, CT 06105. Business hours are 8:00 AM to 5:00 PM, Monday through Friday.

Bookkeeping, accounting, and resale information. Alan Comrie, accountant for the association, handles all resale activity. Contact Alan Comrie at [arosscomrie@gmail.com](mailto:arosscomrie@gmail.com) or 860-839-1853 or leave him a note in the association mailbox in the outer lobby of 20 Outlook.

Mailbox nametags. If a new mailbox nametag is needed, contact Joyce Falkin at 860-236-1378 or [joycefalkin@att.net](mailto:joycefalkin@att.net).

Outdoor parking. Lois Menold is the contact person for renting or relinquishing a parking space. Contact information for Lois Menold is [loismenold@comcast.net](mailto:loismenold@comcast.net) or 860-570-0051 or 860-571-1954.

### **Newsletter**

Joyce Falkin is board liaison for *The Westbury Newsletter*. Patrick Miller is copy editor for the newsletter. Information for the newsletter may be submitted to Joyce Falkin at 860-236-1378 or [joycefalkin@att.net](mailto:joycefalkin@att.net).