

# The Westbury Newsletter

A Publication for Owners and Renters of the Westbury Condominium Association  
August 2015

## 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 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. Meeting dates are posted in the lobby of each building.

## Contact Information

Association mailbox. The mailbox for the Westbury Condominium Association, Inc. is located in the outer lobby of 20 Outlook Avenue.

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 860-839-1853 or leave him a note in the Association's mailbox.

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

## Financial Update

Alan Comrie, accountant for the Association, reports that cash balances at June 30, 2015, were \$61,532.72 in the Operating Fund and \$483,669.07 in the Reserve Fund. The Association has a positive budget/actual variance of \$21,878 due primarily to a \$11,070 favorable variance with gas, a \$5,619 favorable variance with maintenance work, a \$3,500 favorable variance with landscaping projects, and a \$3,074 favorable variance with fire protection. Gas consumption was 50,193 (100 cu. ft.) and cost was \$32,987 at June 30, 2015, vs. 50,558 (100 cu. ft.) and cost of \$42,406 at June 30, 2014. Income projections are on target with only a \$108 unfavorable variance for the period ended June 30, 2015.

The Reserve Fund has excess revenues over expenses of \$40,943 at June 30, 2015. Reserve project expenses to date this fiscal year include alarm system/fire alarm installation project (\$29,597), lighting project (\$29,204) and payment to Timothy R. Wooldridge Interiors, Ltd. (\$3,600) as the first payment as per contract.

### Finance Committee

Lois Menold is chair of the finance committee. The committee reviews, analyzes, and monitors all matters related to Westbury finances. The committee meets at least once each fiscal quarter. Any contract with a value of \$20,000 or more must be submitted to the committee for approval. The committee works with the treasurer and accountant of the Association to develop a proposed annual budget, subject to board approval, and ratification by the owners in late September. Current committee members are Mark Grudzien, Matt Salner, and Murray Zinman. There is one position open on the committee. Ted Calabrese, treasurer, serves as Board liaison to the committee.

### In Memoriam

The Association has lost two longtime residents in the past several weeks. Margaret Carabillo, wife of Vincent Carabillo, passed away on June 27, 2015, and Margaret Mair passed away on July 13, 2015. They will be greatly missed.

### Renovation of Common Areas

The design phase of the renovation project is well along. Within the next few weeks, three design proposals created by Tim Wooldridge, principal of Timothy R. Wooldridge Interiors, will be displayed for unit owner consideration. A meeting for discussion of the choices will be scheduled with the designer. A survey allowing unit owners to express preferences will be distributed after that meeting.

### Reminders

**Brown dumpster.** The brown dumpster is for trash. Bag items securely and, to keep animals out, close the dumpster door after each disposal. Do not place large items (furniture, rugs, etc.) in the dumpster. Arrangements can be made for the town of West Hartford to pick up large items for a fee. For \$36.00, the town will take away as many items as will fit in the back of a standard pickup truck. Call 860-844-3000 for pickup. Construction debris for home improvement projects must be removed from the premises by the contractor. Construction debris is not to be placed in any dumpster.

**Blue dumpster.** The blue dumpster is for recyclables. Recyclables are: clean glass, tin, aluminum, plastic containers numbered 1-7, and cardboard boxes. All boxes must be broken down and flattened before being placed in the dumpster. There is a 6 AM Monday pickup of recyclables by Luis Colon, superintendent for the Association. Place recyclables outside your unit door after 10 PM Sunday evening for the Monday morning pickup.

### Seasonal

**Basement windows.** Luis Colon, superintendent for the Association, is in the process of repairing basement storage windows before cold weather returns.

**Window washing.** Brian Milano, property manager for the Association, is seeking a vendor for exterior window washing.

### Newsletter

Joyce Falkin is board liaison for The Westbury Newsletter. Patrick Miller is copy editor for the newsletter. Information for the newsletter is to be submitted to Joyce Falkin at 860-236-1378 or joycefalkin@att.net .