

# *The Westbury Newsletter*

www.westburycondo.com

A Publication for Owners and Renters of the Westbury Condominium Association  
November 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
Todd Darch, Treasurer	Term: June 2016 to June 2019
Susan Ahearn, Recording Secretary	Term: June 2015 to June 2017
Yvette Blanchard, Director	Term: June 2016 to June 2019

Board members may be contacted by e-mailing at [westburyconduct@gmail.com](mailto:westburyconduct@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 July 2016 to May 2017 will be held on the third Tuesday of each month at 7 PM in the basement of 20 Outlook. The 2016-2017 meeting dates are posted on the back-hall bulletin boards. The agenda for each board meeting will be posted on the back-hall bulletin boards five days in advance of the meeting. The November board meeting will be November 15, 2016.

## **Westbury Website**

Owners may log on at [www.westburycondo.com](http://www.westburycondo.com) to read approved minutes of past meetings, newsletters, 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**

The new irrigation system has been installed and provides water for all three buildings, front and back. The system runs in the early morning hours starting about 1 AM and runs until all zones have been watered for 20 minutes each. There are two time clocks, one in 869 Farmington and one in 30 Outlook. The system is programmed. *We ask that no one adjust the programmed irrigation system time clocks.* The system includes a rain sensor that shuts the system off automatically when there is enough rain. Adequate water will promote a greener lawn and healthier plants.

A new LED light has been installed to illuminate The Westbury sign in front of 869 Farmington.

Aging and diseased shrubs have been removed from the property by JH Property Services. Some new shrubs will be planted in the spring. The bed behind 20 Outlook has been reconfigured and grass has been planted in the adjoining area. A large maple tree has been planted in the southwest corner of the lawn at 30 Outlook. Tree trimming will take place in early November. The extension of the rock wall along the Farmington Avenue driveway will be built in November.

## **Pet Survey**

Results of the recent pet survey distributed to owners indicated owners prefer that The Westbury should be a pet-free community. The rules will be changed to reflect that decision, *with the exception of cats currently in residence.* Board member Yvette Blanchard will be overseeing a pet registry. Please contact Yvette Blanchard at [yvetteblanchardpt@gmail.com](mailto:yvetteblanchardpt@gmail.com) to obtain the form for registering your cat. Failure to register your cat would be a rule violation, subject to fine.

**Winter Parking**

It has been unseasonably warm, but winter will arrive. Please be aware that to facilitate snow removal from our outdoor parking area, residents must move their vehicles from their space promptly after the end of a storm. Cars that are moved to the street during a parking ban may be ticketed.

**Please Welcome**

Katherine Howland, 30-104. Katherine is the mother of two adult sons. A resident of Southbury for 30 years, Katherine wished to relocate to "a vibrant community" and chose West Hartford. She is very much involved with her work on behalf of battered women.

**Mailbox Nametags**

The adhesive on some mailbox nametags that have been used for a long time has become ineffective, causing some nametags to drop to the floor or hang askew. If you have a problem with your mailbox nametag, contact Joyce Falkin (see Contact Information below). New adhesive will be applied.

*Do not discard your mailbox nametag since it can be fixed.*

**Unwanted Mail**

Please remember that unwanted mail should not be left in the outer lobby. Take unwanted mail to your unit and recycle it.

**Keys**

The importance of having unit keys available to the association for emergency use was underscored recently when a major leak occurred while the owner was absent resulting in serious damage to a second-floor unit and to a first-floor unit. It would have been much worse if the key to the second-floor unit had not been readily available. If you have not made a key to your unit available to the association for emergency use, *please do so immediately.*

**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 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).