

# The Westbury Newsletter

A Publication for Owners and Renters of the Westbury Condominium Association  
September 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

If you want to contact board members, e-mail board members 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 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 September board meeting will be September 15, 2015.

## Board Workshop

An informative board workshop on long-range financial planning and the budget FY 2015-2016 was held on August 24, 2015.

## Outdoor Parking

The association rents parking spaces to Westbury owners only, on a first-come, first-serve basis. A \$50.00 refundable deposit is required when the rental agreement is executed. A \$40.00 rental charge is added to the monthly association invoice during the rental period. 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.

## Westbury Website

Owners may log on at [www.westburycondos.com](http://www.westburycondos.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.

## Renovation of Common Areas

The board has met with the designer and the two proposed major contractors for a question-and-answer session regarding all aspects of the project. Numbers are being crunched. In September, there will be a meeting for owners to view the design boards, talk with the designer, and express preferences for the submitted designs.

## Windows

Washing of exterior windows was completed in mid-August. Interior window washing should be done with a product that does not contain solvents (damaging to gaskets). When windows are closed they should be latched to prevent warping of the frame. **DO NOT PAINT INTERIOR WINDOW FRAMES.** If painted, the warrantee is null and void.

## Scenic Route

Take the scenic route on your way to the dumpsters. Admire the handiwork and the hard work of resident gardeners Ted Calabrese, Hillary Keller, and Fran Dunn along the back of the garages behind 30 Outlook.

## Grounds

The tree at the end of the driveway to Outlook Avenue had to be taken down. A second tree on the south lawn of 30 Outlook should be down by the time of this newsletter. The second tree is in very poor health and presents a potential danger. Both stumps will be ground down and the areas reseeded. In early September, there will be seeding of barren lawn areas, and in October it is anticipated that trees will be trimmed of dead limbs and branches that overhang roofs.

## Marggie's Garden

Marggie Mair, recently of 20-306, for years lovingly tended a garden along the back of the garages behind 20 Outlook. With her passing in early July, her garden came in need of a caretaker. The garden is established, cannot be extended, and only needs maintenance (minimal, it is a perennial garden). Interested persons may contact Joyce Falkin at 860-236-1378 or [joycefalkin@att.net](mailto:joycefalkin@att.net) .

## Moving In or Moving Out

Owners and renters must follow association rules when moving in or moving out of The Westbury. The responsibilities include notifying the property manager -- Imagineers at 860-218-1529 -- two weeks before or no later than ten (10) business days prior to your move and providing him with contact information: owner or tenant's name, building and unit number, telephone number(s), and forwarding address if applicable. In addition, a refundable deposit of \$500.00 is to be paid to the property manager by the owner to cover the cost for cleanup or repair work to the common areas in case of damage.

Please note that all moves are to be done between 8 AM and 8 PM and that all moves must be made through the rear entry. Elevators are not to be used and moving vans or trucks must not obstruct parking spaces, fire lanes, or access to resident garages. Moving vehicles must display, in the driver's side window, the building and unit number where the move is occurring. For security reasons, all building doors must be closed while a move is taking place and all open doors must be supervised. All litter and debris created during the move must be disposed of and all boxes and cartons must be broken down and placed in the large blue recycling dumpster. Boxes and cartons are not to be placed in the brown dumpster. For complete information regarding moving in and moving out, see The Westbury Resident Guide.

## 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 Avenue.

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

## 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) .