

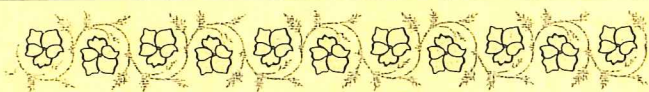
# WESTBURY NEWS

A publication for the owners and residents of the Westbury Condominium Association.

## BOARD VACANCIES

The Westbury Condominium Association's **Annual Meeting** will be held on **Monday, June 7, 2010**. Two Board member terms will expire on that date. Altogether there will be three vacancies. Any owner who wishes to run for office should make his or her intentions known. We urge all owners to attend this meeting and vote.

**Marty Levitz - term ends June 2010**  
**Alan Shectman - term ends June 2010**  
**David Fine - term ends June 2011**  
**Lois Menold - term ends June 2011**  
**One vacancy - term ends June 2012**



## BYLAWS:

Over the past several months, the Bylaws Committee has been drafting and revising the **Resident Information Guide**, which provides Westbury owners and renters with a quick reference to: **Moving In and Out Rules, Special Delivery Rules, Renovation, Alterations and Addition to Resident Unit Rules, Disposal of Trash and Recycling Rules, Frequently Asked Questions on topics from A to Z**. The Committee is targeting the end of June 2010 as the timeframe to provide all residents with an updated Resident Information Guide.

The Committee will be circulating a questionnaire asking if owners would like to have their contact information (name, address, unit number, telephone and e-mail) included in a section of the Guide. The questionnaire form will allow respondents to furnish as little or as much information as they wish.

## DUMPSTERS AND RECYCLABLES

We have one dumpster for our entire community. Proper disposal of household trash is essential. Please remember that **all cardboard**, including small and large cartons, **does not belong** in the dumpster, but must be broken down and discarded with recyclables. **Furniture also does not belong in or beside the dumpster**. Paine's will not remove it. Residents must make their own arrangements to have unwanted furniture removed.

**Plastic bags are not recyclable**. Please place recyclables in paper bags, or empty the contents of the plastic bags into the recyclable containers, located between the east garages in front of the storage shed, **then dispose of the plastic bags in the dumpster**.

## HEATING ANALYSIS: DATA LOGGERS

An analysis of the use of heating fuel revealed that Building 20 uses far more fuel than Building 30 and that Building 869 uses significantly more fuel than both Building 30 and Building 20. This is a concern for those attempting to prepare a budget and a matter of quality of life for residents of over-heated units.

In an effort to reduce the use of heating fuel, the Board of Directors has approved a project involving the use of data loggers to record the temperatures within individual units over a twenty-four hour period of time. The information obtained will be compared with that of other units as we seek to improve the distribution of heat and increase the efficiency of the heating system. This effort is a function of the **Finance Committee** and is considered to be a high priority, on-going activity.

### WESTBURY MANAGEMENT

For bookkeeping, accounting or resale information, please contact **Alan Comrie** at **860-839-1853** or leave him a note in the Association's mailbox located in the outer lobby of 20 Outlook Avenue. Alan is the Association's accountant and handles all resale activities.

For **common area** maintenance problems, please fill out a maintenance request form. The forms may be found in a **red box** in the inner lobby of each building. Please retain one completed copy for yourself and deposit the other copies in the Association's mailbox located in the outer lobby of 20 Outlook Avenue. **Do not put the copies in the red box.** You may also contact **Lon Brotman** of **Enhanced Management** at **860-527-6372** or E-mail your request to [info@ems-mgt.com](mailto:info@ems-mgt.com).



### RESIDENT GARDENING

Several residents have created, with permission from the Board of Directors, small gardens in common areas. They garden following guidelines established by the Buildings and Grounds Committee. A few small areas remain that could be gardened. If interested, please call **Joyce Falkin** at **860-236-1378** for a copy of the guidelines and a discussion of possibilities.

At this time of the year many of us may have houseplants that look bedraggled. If you have a plant that would benefit from a vacation outdoors, please contact Joyce to see if an appropriate respite spot can be found.

This Spring, lawns will be reseeded. Volunteers are needed to water these areas. We have new, lightweight hoses to make the job easier. Call Joyce if you would like to help.

### BUILDINGS AND GROUNDS: FRONT ENTRANCES AND GROUNDS

The Buildings and Grounds Committee, at the request of the Board of Directors, has begun the first phase of planning the repair and replication/restoration of the front entrances of our three buildings. The Committee has been gathering information from experienced professionals and expects to receive multiple written bids for each component of the restoration.

During the month of April, landscapers will be at work on the Westbury grounds, removing winter debris, tidying up and reseeding lawns. The crew will landscape 20 and 30 Outlook Avenue first. Because there will be concrete and drainage work done in the front lawn area of 869 Farmington Avenue, reseeding there will commence later.

Sidewalks and outside parking areas will be swept. Before the garages are swept, there will be prior notification so that cars can be moved.

Air conditioner filters will be replaced, and in June, after pollen season has passed, the outside of windows will be washed.

### BASEMENT ALERT

Please remove any personal property currently located in the common areas of the basement. Any private property found there, **as of Monday, May 24, 2010, will be disposed of**, after which, the basement floors will be washed. Please make it a practice to keep all personal possessions in your storage room.

### WINDOWS UPDATE

Our windows were inspected by representatives from Lockheed and Graham on March 17, 2010. The plan is to have them return and make all repairs and replace defective windows. **Please note, all windows must be closed and latched when not in use to prevent warping.**