

# The Westbury Newsletter

A Publication for Owners and Renters of the Westbury Condominium Association

March 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 [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 March board meeting will be March 15, 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

The board will be entering into negotiations with Kalinowski General Construction of Dudley, MA, for replacement of all garage roofs that remain to be done. This company has experience with flat roofs and comes recommended by our property manager, Brian Milano.

Marchion & Faucher has been selected to do some fairly extensive tree work which includes the removal of the white pine in front of 869 Farmington. It is expected that the work will begin by March 1.

The contract with All Seasons Pest Control will be renewed.

The board approved recommended revisions to the moving rules and renovation/improvement rules. The revised rules will be posted on The Westbury website and copies will be made available to residents. The board is committed to enforcement of these revised rules.

The existing pet rules are still under consideration.

## Renovation Update

Painting has been completed in 869 Farmington. All residents cooperated, despite inconvenience to some with the "open door" period necessary for painting the exterior unit doors and refinishing the thresholds.



The board is very appreciative of the cooperation exhibited thus far by all residents with the ongoing renovation project.

In 869 Farmington, the wall covering has been hung, the carpet is being installed, and furnishings are on order. Each phase of the renovation will progress from 869 Farmington to 20 Outlook and then to 30 Outlook.

Residents who use the association's laundry facilities are urged to keep their laundry supplies in their storage room, rather than transporting them through the common areas, resulting in possible spills and stains to the new carpeting.

### Recycling

The recycling bins that have been placed adjacent to the laundry room in 869 Farmington are being used. Our superintendent, Luis Colon, reports no problems.

The board will continue to assess the new recycling procedure in 869 Farmington.

### Safety

Our snow removal team has been asked to make "cuts" through the snowbanks from the sidewalk to the street.

Please do not park in front of the cuts, making it necessary for those who have parked on the street to either scramble over a snowbank or take a hike to the driveway opening in order to enter the front of the building.

### 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) .