

WESTBURY NEWS

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

A REPORT FROM THE BOARD

CHANGE OF PROPERTY MANAGERS

For the past few months the Board has discussed the need for a change of property managers. Much of this discussion occurred in Executive Session because it involved an existing contract as well as contract negotiations with another firm.

After reviewing the performance of our existing firm and in light of the Board's desire to provide on-site presence for maintenance and related activities, it was agreed that new management was necessary. The Board sought proposals from five greater Hartford condo management firms. Proposals were based on a "Request for Proposals" drafted and approved by the Board. As a result of this effort, three firms responded and provided details as to their experience and ability to meet Westbury's requirements. The Board reviewed the proposals in order to determine the best fit for the Westbury and after meeting with and interviewing each respondent, it was determined that Imagineers, a local firm, was the best overall choice. Their contract requires them to appoint an experienced property manager who will make weekly on-site inspections and submit reports to the Board based on the inspections; to provide monthly reports to the Board on service requests received and their disposition; and to recruit, train and supervise an on-site superintendent as their employee according to terms and conditions approved by the Board. In addition, they will perform other services such as overseeing contractors; processing insurance claims; preparing correspondence; and attending meetings. The company is located on Farmington Avenue just over the Hartford line. They will initiate activities on May 1, 2012.

As of May 1st, all requests for maintenance or repairs from unit owners and residents must be made through Imagineers. You will be informed as to how to contact them and the property manager assigned to Westbury.

NOTE: Alan Comrie will continue to provide financial management services for Westbury. All payments are to continue to be made to Westbury Condominiums Association, Inc., 20 Outlook Avenue, West Hartford, CT 06119. Requests for Resale Certificates may be made by contacting Alan Comrie at (860) 839-1853.

PLUMBING LEAKS, WHO PAYS?

The Board contacted Attorney Isaacson to assist in determining who is responsible for the maintenance, repair and replacement of pipes located within the walls of our buildings. The answer is that it depends on whether or not the pipe serves only one unit (apartment) or whether it serves more than one unit and/or the Common Elements. If the pipe serves only one unit (apartment) then the owner of that unit is responsible for the repair, replacement or maintenance of the pipe. Article VI of the Westbury Declaration provides documentation for Attorney Isaacson's opinion.

Recently there were two separate bathtub drain failures. Each bathtub drain served only one unit, consequently, each owner was responsible for the costs to repair/replace the bathtub drain pipes.

NOTE: Repairs to tub drains are not inexpensive. They involve cutting walls and ceilings to gain access to the pipe, replacing the pipe and repairing the wall and ceiling. Some unit owners may have insurance coverage which may pay for some of these costs.

AUDITED FINANCIAL REPORT

The Audited Financial Report for the year ending September 30, 2011 is now available to any unit owner wishing to receive a copy. Please request a copy by dropping a note in the Association mailbox in the lobby of 20 Outlook Avenue or by mailing a request to the Westbury Condominium Association, Inc., 20 Outlook Avenue, West Hartford, CT 06119.

NOTICES AND REMINDERS

Now that warm weather is here, please note that changes in humidity and temperature often prevent the proper closing of the front and rear entrance doors. Make sure that all doors are secure when entering or exiting a building. Check door handles to see that the doors are closed properly and if necessary, push or pull them shut. Do not prop open the front doors by releasing the door latch, inserting paper/cardboard between the doors or using the doorstopper. Inform all guests and service personnel who enter or leave the building to check and make sure that the doors are securely closed.

Remember that at all times basement doors should be closed and secured and garage doors should be closed when not in use.

Warm weather magnifies offensive odors. Do not throw food, kitty litter, pizza boxes or other food containers and odoriferous items down the compactor chutes. These odors attract vermin. Dumpster doors also must be closed at all times to prevent animal infestation.

When not in use all windows must be closed and latched properly to prevent warping.

We appreciate that people are considerate and smoke outside the buildings, however, please dispose of the cigarette butts appropriately. Do not toss them on the lawn or sidewalk. Besides being unsightly they are non-biodegradable. The flower urns also should not be used as an ashtray. Thank you for your cooperation in this matter.

ANNUAL MEETING

The Westbury Condominium Association's Annual Meeting will be held Monday, June 4, 2012. One Board member's term will expire then and another seat remains vacant. Owner representation is essential in fostering a healthy and vigorous Association. All unit owners are encouraged to serve. Now is the time to let your intentions be known. If interested, please contact a Board member for further information.

BOARD AND COMMITTEE ACTIVITIES

In February, operating expenses for the year to date were running under budget and revenues were down slightly due to a vacancy in the Association rental unit. This unit was subsequently rented on March 1, 2012. Work continues on the Deferred Maintenance Plan.

The Board approved a negotiated settlement with BT Lindsay concerning an outstanding invoice for repair of ductwork leaks in Buildings 869 and 20. The settlement was for approximately \$850, one-half of the original amount billed.

Excessive condensation on windows continues to be a problem in some units. The Board has purchased temperature humidity data loggers, which will be used to assist in determining the cause of the condensation.

The Town reported that the MDC will replace main water lines on Farmington Avenue in 2012. Road construction is expected to proceed in 2013. The Board has expressed concerns about the Town's plans to construct an island in front of St Thomas the Apostle Church.

A draft of proposed revisions to the Resident Guide regarding outside parking spaces and procedures is under consideration by the Board. Final approval is pending.

The Board contracted with LKG to replace the garage roofs above spaces numbered 35 - 51 at a cost of \$15,000. Downspouts and gutters required to prevent overflow onto neighboring properties will also be replaced on this garage section for a cost of \$1,000. Work will begin shortly and the cost will be charged against the Replacement Fund aka the Reserve Fund. Nine roofs have been completed; in addition, 40 more roofs need to be replaced at an estimated cost of \$60,000.

The Board voted to approve the proposal submitted by Turf Masters for shrub and lawn treatment services. The fee for this service is \$1,482. In addition, they approved a proposal from Marchion and Faucher to prune 18-20 decorative trees for a cost of \$1,800 and agreed to request that Premier Windows submit a quote for window washing.

It was recommended that the Board approve and implement the protocol submitted by the Emergency Response Committee. They also discussed whose responsibility it was to direct residents to evacuate their units if the water needed to be turned off and the boilers drained to prevent freezing during an electricity outage. Westbury's attorney will be consulted for clarification of this matter. Furthermore, the Board will explore the feasibility of purchasing generators to power the boilers during an outage.

The following continue to be pending matters: Response from vendors to a request for fire alarm upgrades; replacement of gate valves for interior shutoff of outside faucets; receipt of plans from Peter Parizo for drainage improvements along the south side of 20 Outlook Avenue; resolution of Carrier air conditioner fan motor failures; resolution of issues concerning the front step cement work performed by Tanglewood Builders; sealing of basement windows; unclogging of basement floor drains.

The following work has been completed: Assignment of parking places and implementation of a parking plan; removal and recapping of former incinerator chutes on Buildings 869 and 20 and re-pointing of a boiler chimney at Building 20; replacement of barometric dampers on boilers in all three buildings at a cost of approximately \$700 each; rental of the Association owned unit for \$1,350 per month; installation of three front door locks at a cost of \$300.

The following work has been proposed for implementation in the spring and summer: Inspection and cleaning of all roofs, scuppers and gutters; inspection and maintenance of air conditioner roof units and ducts; replacement of air conditioner filters in Building 30 upon request; attachment of stairwell heat convector covers; repair or replacement of stairwell window blinds; prepping and painting of exterior doors and frames; prepping and painting of exterior handrails; prepping and painting of front entry handrails; painting and/or wrapping of garage door fascias; prepping and painting outdoor furniture; prepping and painting air conditioner boxes on the exterior of Building 30; replacement of rusty door trim on the garages; painting garage doors; cleanup of the grounds; repair of the fence damaged during the Halloween snow storm; replacement of two trees lost in the storm; rental of a small dumpster for disposal of garden and lawn waste; re-pointing of stairwell windows; repair or replacement of damaged Westbury sidewalks; construction of a stone wall along the east side of the driveway of Building 869; installation of a handrail by the steps located between Buildings 869 and 20.

AD HOC COMMITTEE RECOMMENDATION

The Ad Hoc Committee for the Interior Renovation Project has submitted to the Board of Directors its recommendation for an architect/designer consultant. On March 20, 2012, the Committee voted in favor of Quisenberry Arcari Architects, LLC, whose broad range of services makes it possible for the firm to coordinate and supervise all of the various aspects of the planned revitalization of our buildings. This recommendation awaits Board approval.

RESIDENT GARDENING AT THE WESTBURY

Plots Or Pots? There is a choice! Call Joyce Falkin at (860) 236-1378 for details.