

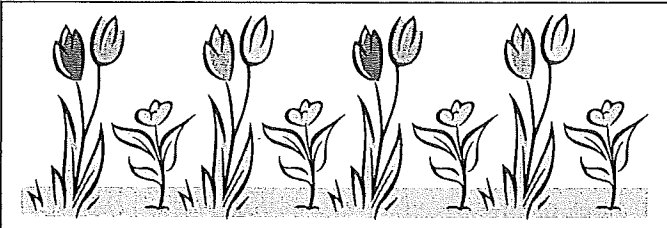
WESTBURY NEWS

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 6, 2011**.

The terms of two Board members will expire at that time. Please consider serving on the Board. Owner participation is vitally needed. If interested, now is the time to let your intentions known by contacting a Board member.



BOARD AND COMMITTEE ACTIVITIES

Resident Gardening...All residents are welcome to plant gardens with approval from the Board. Would-be gardeners should be prepared to assume all expenses associated with their garden and be willing to adhere to established guidelines. There are still a limited number of sites available. Please contact Joyce Falkin at 860-236-1378 for a copy of the guidelines and to arrange for a spot.

Spring Clean Up of Grounds...During the month of April, landscapers began work at the Westbury, removing debris, treating lawns and sweeping garages. Mowing, fertilization and weeding will begin soon.

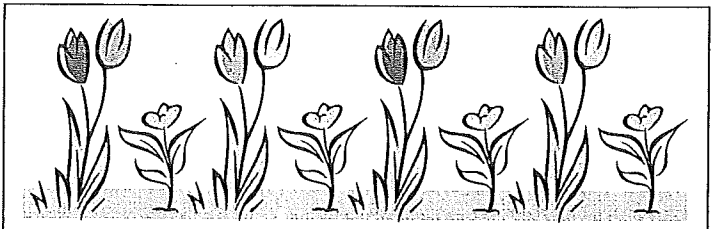
Parking...New parking area signs have or will be installed shortly. The new signs and parking procedures should utilize spaces more effectively for the benefit of all residents.

Resident Guide...The Bylaws Committee has nearly completed its work on the Resident Guide. Following their review of existing rules, they will submit their draft to the Board. After review by the Board, the Guide will be submitted to all unit owners for Notice and Comment.

Board Projects...The Board is reviewing, prioritizing and assessing the costs of various improvement and repair projects. These projects may be completed during the current construction season.

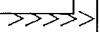
The Board is aware of the need to update the "Get Well" or Capitol Project Plan. The Ad Hoc Committee to work on common hall improvements has been created as another part of that process, along with the survey of roof conditions and other elements.

Electricity Savings...The Finance Committee has been investigating electricity purchase options. Through November 2010, the Association had saved over \$2,100.00 by purchasing electricity from a third party provider.



ATTENTION: IMPORTANT MAY DATES

On May 11th and 12th, all slate foyer floors will be stripped, cleaned and sealed. The following week, on May 18th, the carpets throughout all three buildings will be cleaned. The Board will send a notification to residents informing them about the procedures they should follow on those days.



NOTICES AND REMINDERS

Security Alert...Remember to keep your garage doors closed at all times. If you are experiencing a problem with your door, please address it immediately. Your neighbor's safety, and the safety of vehicles and possessions are at risk. **Likewise, all basement doors should be closed and locked at all times.**

Windows...Now that spring has sprung, please remember that all windows must be closed and latched when not in use to prevent warping.

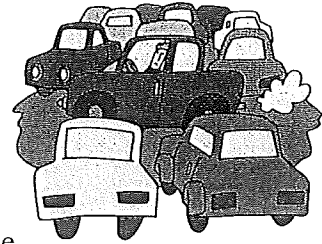
Common Areas...The front and rear entrances to our buildings are common areas. Bicycles and other recreational equipment should not be placed there. All recreational equipment should be stored in your garage or storage unit.

Trash, Garbage and Recyclables...Proper disposal of trash, garbage and recyclables is necessary to insure a safe, clean and odor free environment. Please do not throw food, kitty litter, pizza boxes and clothes hangers down the chutes. These items produce offensive odors and pizza boxes and clothes hangers cause the compactor to malfunction. Read and observe the rules outlined in the "Guide for Proper Use of Dumpsters" and refer to the sign posted by the compactors. The sign lists unacceptable compactor items.

Please do not place the blue recycle bin in the hallways before 10 PM Sunday night and remember to remove it promptly after it is emptied.

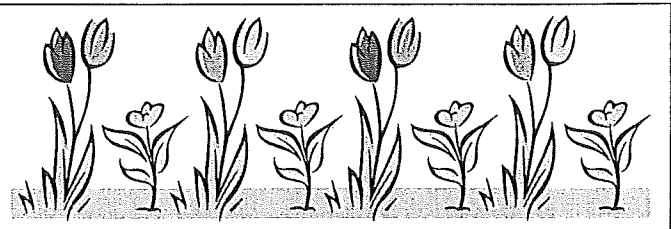
It is essential that dumpster doors are closed after use in order to prevent animal infestation. Last year the dumpsters were invaded numerous times by raccoons. These and other animals can carry disease.

OVERNIGHT & NIGHT PARKING RULES



Night parking on the street is regulated by a West Hartford ordinance.

Parking is not permitted on any street between 2 AM and 5 AM. Exceptions may be granted on a case-by-case basis through the Police Department for such things as driveway construction, roadway construction that blocks driveway access, or for short-term out of state visitors. Residents may request an "omit tag", applicable for up to three days, by calling the Police Department at 860-523 5203. Only three overnight passes may be obtained in a six-month period for each license plate holder. The Police Department may also issue a town-wide "blanket omit" during a holiday.



GOOD NEWS

Through the first five months of the current fiscal year (month end February 28, 2011), the Association's operating expenses were \$18,450. less than the "budget plan". The lower operating costs were primarily due to reduced costs in natural gas. A review of gas costs for the six-month period, September through March, showed that total gas costs were \$32,532 versus the budgeted gas costs for the same period of \$56,656. At this point, it is expected that gas costs for the current fiscal year will be \$25,000 under budget. Operating income was slightly lower than expected because of a one-month loss of rental income due to a change of tenants in the Association owned unit.

Total cash on hand in the Operating and Reserve Funds at the end of February was \$206,202.

