

ROSENBERG & ROSENBERG, P.C.

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January 8, 2013

Mr. Alan Shechtman
President
Westbury Condominiums Association, Inc.
20 Outlook Avenue
West Hartford, CT 06119

Email address – alanshec@gmail.com

Re: **Representation of Westbury Condominiums Association, Inc.**

Dear Mr. Schechtman:


Thank you for your call concerning the possibility of Rosenberg & Rosenberg, P.C. undertaking representation of Westbury Condominiums Association, Inc. We presently represent over 110 different condominium associations throughout the State. Approximately 90% of the work performed in our office is related to condominium work, including but not limited to, collecting outstanding debts, rules interpretations, drafting of condominium documents and assorted other areas which need to be addressed for the many property managers and associations we assist.

My firm is comprised of myself and my brother and partner, Alan Rosenberg. Combined we have in excess of 55 years experience in condominium law. One of our paralegals has been with us for 28 years and the other for 26 years. They are both very well versed in condominium procedures and especially condominium collections.

When files are sent to us for collection the property managers never receive a bill from this office. We will pay the lis pendens fee, court entry fee and marshal's fee and will collect these outstanding costs along with our fees from either the unit owner or the party with whom title vests. We feel as though this is of great benefit to both the association and the property managers in that there are no out-of-pocket costs for the association and no additional responsibilities for the manager in terms of accounts payable for legal work or costs. Additionally, if a repayment plan is agreed upon between the parties we will monitor and collect all payments until the account is brought current. Again, there is no cost to the association for this service.

I would like to offer the services Rosenberg & Rosenberg, P.C. in assisting Westbury Condominiums Association, Inc. either in collecting any outstanding balances due or in any other areas of which the association might need attention. If you care to discuss this matter further or would like me to meet with the Board of Directors please contact me at your convenience.

Very truly yours,


Howard S. Rosenberg
HSR/er

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