

# WESTBURY NEWS

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

## A REPORT FROM THE BOARD

The Board, with the assistance of its Committees, has continued work on a number of projects:

**Front Entrances** - Front entry refurbishment has been completed with the exception of adding new street address numbers to the front of each building. New lighting, awnings, and restored wood surfaces have dramatically improved the appearance of the buildings. Thanks are due to the Buildings and Grounds Committee for their hard work to bring this project to completion.

**Heat Issues** - The Board re-instituted the use of "data loggers" to help discover and diagnose problems with the amount and distribution of heat. New boiler controls to replace a defective unit as well as repair of components that control boilers have been completed. Fine tuning of these controls will continue. If you are experiencing heating issues, too much or too little heat, please notify the management company so that your issues may be addressed.

**Windows** - A contractor has replaced defective glass in several units and adjusted window operating components in other units that had reported problems. Work on condensation and draft issues reported by residents will continue.

**Resident Information Guide** - The Bylaws Committee has completed a substantial portion of this document. New rules and procedures regarding parking, trash disposal and recycling have been adopted by the Board and incorporated in the Guide. The Board has received and will be considering drafts of maintenance policies as well as other policies and procedures. All material within the Guide will be subject to Notice and Comment from unit owners before their adoption and distribution to unit owners and residents.

**Interior Renovations Ad Hoc Committee** - At the recommendation of the Buildings and Grounds Committee, the Board has voted to establish an ad hoc committee to develop plans for a project involving the refurbishment and renovation of the common lobbies, halls and stairwells. Unit owners have an opportunity to volunteer and assist in the development of these plans. This project will be the next major undertaking at Westbury and the most visible. Please consider volunteering.

**Audited Financial Report Fiscal Year Ending September 30, 2010** - This report is now available. If you would like to have a copy of the report please contact the management company or any Board member.

**Contact Information Sheets** - All residents should have received a one page questionnaire concerning ownership or residency at Westbury. It is vital that all unit owners and/or residents complete the questionnaire and return it to the Association's mailbox located in the lobby of 20 Outlook Avenue. If you need a copy of the questionnaire, please contact the management company for one.

## COMMITTEE REPORTS

### Finance Committee

The electricity supplier spreadsheet study for 2010 revealed the following results as compared to CL&P rates.

Supplier	Plan Description	Rate Per Kilowatt Hour	Annual Supplier Cost Only	Yearly Savings
CL&P	12 month	<b>\$0.11051</b>	\$13,586.54	
Energy PLUS	12 month variable rate	Documented rate charged monthly	\$11,165.43	<b>\$2,422.11</b>
MXpower	12 month fixed rate	<b>\$0.0949</b>	\$11,394.87	<b>\$2,192.67</b>
MXpower	6 month variable rate	Documented rate charged monthly	\$11,981.37	<b>\$1,606.37</b>

A fixed rate is a specific rate that you lock into at a specific time for a specific duration. A variable rate is a rate that may fluctuate monthly.

As noted, the entire 2010 savings for Energy Plus is \$2422. To date, Westbury has paid \$12,136.34 to Energy Plus for 121,219 kwh's utilized as 31.9% for Bldg 869, 29.4% for Bldg 20, 37.1% for Bldg 30, and 1.6% for the garages. The 8% bonus refund of \$970 will be realized shortly.

Beginning in January 2011, CL&P (UIL) reduced their monthly rate to \$0.09482 per kwh. Residents may visit [www.ctenergysavings.com](http://www.ctenergysavings.com) for competitive rates and switch their supplier online. ConEdison Solutions is offering a 12 month fixed supplier rate of \$0.0899 per kwh through December 31, 2011. CL&P will be adding an additional charge to our bills to fund a 2010-11 CT deficit (EconomicTransitionCharge).

**Buildings and Grounds**

Several improvements to our grounds were completed during the fall. In addition to a new driveway, a new fence was erected at the south and west side of our grounds and the stone retaining wall located behind it was repaired. All sidewalks on our property were mended and the rock garden wall was rebuilt.

**NOTICES AND REMINDERS**

**Identity Protection** - On numerous occasions strangers have been observed going through our dumpsters. To insure that you are not a victim of identity theft, remember to shred or delete your name and personal information from all materials before recycling them.

**Garage Doors** - In order to safeguard vehicles and possessions, garage doors should be kept closed at all times.

**Snow removal procedures** - In the morning following a storm, vehicles parked in the driveway must be removed before 7:30 A.M. to allow for snow removal.

Please be mindful of the fact that only magnesium chloride or sand can be used on the front entry sidewalk and stairs. Other deicers/salts will weaken the new cement and cause it to deteriorate. Do not use the deicer located at the rear entrances on the front entrances. It is not compatible with the new cement.

**Common Areas** - The basements, laundry rooms, hallways and lobbies are common areas. Personal belongings may not be placed in these locations without prior approval from the Board.

**Emergency Measures** - The Board of Directors maintains a secure box for keys to the individual units in the Association office located in the basement of Building 20. The keys are to be used only in cases of emergency and a Board member will be present in every instance. This is a service offered by the Board that should be taken advantage of by every resident.

**Water Conservation Kits** - These kits, including low flow showerheads, provided to Westbury residents at no cost by the MDC are still available. To arrange for delivery or installation call Lois Menold at 860-570-0051.

**"New Act" Requirements** - Under the "New Act", Association meetings of the Executive Board and all Committees of the Westbury must be open to all unit owners. Board and Committee meeting agendas will be posted every month in the lobby of each building. The agenda will list the date, time and location of the meetings.

\*\*\*\*\*Please clip and save\*\*\*\*\*

**GUIDE FOR PROPER USE OF DUMPSTERS****BROWN DUMPSTER/TRASH**

Wet garbage/bones, bagged  
 Kitty litter, bagged  
 Sanitary/hygiene products, bagged  
 Pizza boxes  
 Plastic bags, wrap  
 NO CARDBOARD BOXES  
 \*NO FURNITURE, RUGS  
 \*\*NO RENOVATION DEBRIS  
 \*\*\*NO HAZARDOUS WASTE, ELECTRONICS

**BLUE DUMPSTER/RECYCLABLES**

Clean glass bottles  
 Clean plastic containers 1-7  
 Clean cans, tin and aluminum  
 Newspapers, magazines, shredded paper  
 FLATTENED cardboard boxes  
 NO STYROFOAM, FOIL  
 NO PHONE DIRECTORIES

**Remember to close the dumpster doors after use in order to prevent animal infestation. Please do not place items on the ground next to the dumpster. They will not be picked up.**

\*Special collection items. Call town for cost and to make arrangements for pickups.

\*\*All debris to be removed from property by contractor or resident.

\*\*\*Special collection dates are scheduled by the town for these items. Call Department of Public Works at 860-561-8100 for specific dates.

Monday pickup at unit doors is for **RECYCLABLES ONLY**. Trash disposal is the resident's responsibility. Please do not place the recycling bin in the hall before 10 P.M. the night before pick up and remember to remove it promptly after pick up.

Please refer to the sign posted at the site of the compactor and refresh yourself on its proper use.

Thank you for your cooperation in observing these rules.