

The Westbury Newsletter

A Publication for Owners and Renters of the Westbury Condominium Association

April 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 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 April board meeting will be April 19, 2016.

Westbury Website

Owners may log on at 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 or 860-839-1853.

Board Activities

The revised moving rules and renovation/improvement rules approved by the board in February 2016 have been distributed in hard copy to every on-site owner and renter. These approved rules have also been posted on The Westbury website and have also been sent electronically to all off-site owners and to others who prefer to receive information electronically. It is expected that everyone will know the rules and will follow them. The board will respond to violations. To that end, the same process of distribution of a cease-or-correct form, approved by the board at the March 2016 meeting, will take place. It is the responsibility of all Westbury on-site and off-site owners, and renters to understand the rules and follow the rules. The board is committed to enforcing the rules consistently and fairly.

On June 6, 2016, the association will hold its annual meeting. On that date the terms of two members, Ted Calabrese and Lynn Swanson, will be completed. Two three-year terms will open up. Owners interested in serving on the board may present themselves as candidates. The form that is used for owners to present themselves as candidates for the board will be available soon.

Marchion & Faucher has completed the tree work that was contracted with them.

Discussion on the existing pet rules will continue at the April board meeting.

Renovation Update

The renovation process continues with 869 Farmington complete except for furnishings. 20 Outlook and 30 Outlook are in various stages of the completion. Furnishings have been ordered, and it is projected that the furnishings will be in place within the next few weeks. One feature of the furnishings is the use of historic photographs of West Hartford. Some historic information to enhance appreciation of these photographs will be provided in future newsletters.

Resident Gardening

One of the features of living at The Westbury is the opportunity to garden. Spots or pots? Both are available. The Guidelines for Resident Gardening can be found in the Resident Guide. If you have an interest in gardening at The Westbury, contact Joyce Falkin at 860-236-1378 or joycefalkin@att.net. All opportunities to garden are granted on a first-come first-served basis.

Miscellaneous

At a resident's request, Property Manager Brian Milano has arranged for a front-loading washer to be installed in 30 Outlook, replacing one of the top-loading washers, on a trial basis. If response is favorable, the change will be made in the other buildings.

The basement recycling initiated in 869 Farmington in February on a trial basis ran smoothly for a few weeks. The last two weeks have been problematic. Inappropriate items (garbage) have been placed in the recycling bins. This is discouraging since there are no new residents in 869 Farmington. All residents are urged to follow the information for using the basement recycling bins.

All residents are requested to observe the quiet hours in all buildings from 11 PM to 7 AM.

Driver Courtesy

When parking on the street, please avoid parking in front of the access point to the sidewalk located in front of all three buildings.

For safety and courtesy, drivers are requested to yield to drivers attempting to enter or leave their garages. Also for safety and courtesy, all resident drivers are urged to observe 5 MPH speed limit on all Westbury driveways. An important safety reminder that the driveway to Farmington Avenue is an EXIT ONLY for both cars and bikes.

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. 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 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.

Outdoor parking. Lois Menold is the contact person for renting or relinquishing a parking space. Contact information for Lois Menold is 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.