

WESTBURY NEWS

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

BUDGET RATIFIED

The budget ratification meeting for fiscal year 2011, which began on October 1, 2010, was held on September 27, 2010. Because a majority of unit owners were not present or represented by proxies, a vote was not taken and the budget was ratified. If you have any questions about the budget please direct them to a Board member.

COMMITTEES

BYLAWS

The Committee is in the process of redrafting the proposed rules (Renovations, Moving/Special Deliveries, Trash/Recycling), based on Notice and Comment responses received.

FINCOM: ELECTRICITY SAVINGS

The Association contracted with Energy Plus for 2010 to be our electricity supplier in order to reduce supplier costs at a projected yearly reduction of fifteen percent. Eight percent of the projected savings will be earned after one year of service. The remaining savings is realized at a monthly variable rate. All electric bills reflect two costs: CL&P distribution costs and supplier costs. Every unit owner also has the right to contract with a supplier other than CL&P for a competitive rate. CL&P will remain as the distributor and the bill administrator. Unit residents can contact CL&P for more information on suppliers, fixed rates, variable rates, and cancellation fees.

If you are interested in Energy Plus you may contact Cheryl Velasquez at 860-798-2830. To receive the eight percent discount after a year of service you should mention that you reside at the Westbury.

In the near future, the Finance Committee will create a worksheet comparing supplier costs between CL&P, suppliers who offer fixed rates, and Energy Plus based on the Association's electricity consumption.

BUILDINGS AND GROUNDS

Four bids have been received for the carpentry work on the front entrances. The Committee has made its recommendation to the Board on choice of a carpenter as well as recommendations for the ancillary aspects of the job: lighting, electrician, awnings and paint color choices. There may be a need for lead abatement measures mandated by new federal guidelines. Existing paint will be tested to see if abatement is necessary.

Dennis Brown keeps us neat and clean throughout the year. The holiday season is approaching. If you wish to show your appreciation for his efforts, this would be a good time to do so. Please present your gift to him personally, because sometimes substitutes work in his absence.

NOTICES AND REMINDERS

WINTER PARKING AND SNOW REMOVAL

A location at the south end of the parking lot near the dumpster is designated as a "snow storage area". Please refrain from parking vehicles there. If snow is predicted make sure you park in your garage or on the street, unless a parking ban is in effect. If you must park a vehicle in the uncovered parking area, please move it early the next morning following a storm. Normal snow operations to clear parking spaces begin at 7:30 a.m.

FIRE ALARM ALERT

The enunciator panel board located in each lobby is not connected to the fire department. It only alerts the residents and the fire alarm monitoring service. **The fire department is not contacted. In case of a fire, residents should notify the fire department immediately.**

GARDEN BEDS

After the frost in the fall, all gardeners should clear their plots of dead plant material, stakes, fixtures and all other inorganic materials. If you have not done so already, please clean your plot and put your garden to bed for the winter.

WESTBURY BEAUTIFICATION

Please do not pick the flowers. Shrubs and plants in the common areas are intended for beautification and enjoyment. All blooms should be left on the plants to enhance the landscape and to provide pleasure for all residents.

CHRISTMAS TREE DISPOSAL

Living Christmas trees should not be put in the dumpster. The Town of West Hartford provides curbside pick-up beginning January 1 and continuing for two weeks thereafter. You may dispose of your trees at the curb near the corner of Outlook and Farmington Avenues.

CARDBOARD BOX DISPOSAL

All large and small cardboard boxes must be broken down and discarded with recyclables. They should not be placed in the dumpster.

COMPACTOR USE

In order to protect the health and safety of residents and to ensure continued operation of the compactor, please do not put the following items in it:

**Garbage; Bones; Glass; Clothes hangers or metal products; Kitty litter, wet or dry;
Sanitary/hygiene products; Pizza boxes or cardboard in any form**

WATER CONSERVATION

The MDC has provided the Westbury with a supply of water conservation kits containing low-flow shower-heads, faucet aerators and water dams for older model toilets. A significant number of unit owners have already claimed and installed their kits. Others have had the improvements installed at no charge by a member of the Board. Most people have reported their delight, especially, with the wonderful new shower-heads.

Kits are still available to be distributed and/or installed on a first come first served basis while the supply lasts. This is a wonderful opportunity to help Mother Nature and enjoy the best shower of your life at the same time. To claim your kit, please call Lois Menold at 860-570-0051.

WATER USAGE

A slow, steady leaking faucet can send 3,900 gallons of water down a drain in a single year. One leaky toilet can waste more than 50 gallons of water a day. A leaking faucet or toilet can cause a considerable increase in our water bill. Please be sure to repair all leaks in your unit and if renting, report all leaks to your landlord.