

WESTBURY NEWS

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

ANNUAL MEETING

The Association's Annual Meeting was held on June 7, 2010. Bob Huhtanen, Alan Shechtman and Jerry Shimoda-Peterson were elected to serve on the Board. Board member Lois Menold resigned effective June 8, 2010. Board member David Fine's term ends next year. One seat remains vacant.

In his parting remarks, past Board President, Marty Levitz, thanked the owners for electing him and highlighted some of the accomplishments that occurred during his two years of leadership, specifically, a balance of \$175,762 in the total reserve fund; a reduction in energy costs due to converting hot water heating to gas, changing our method of payment for gas consumption and a mild winter; a predicted 16% reduction on the supplier side of our electricity costs due to switching to a private electricity provider and settlement of a lawsuit which recovered \$10,800.

Thank you, Marty and Lois, for all your hard work and efforts on behalf of our owners and residents.

NEW BOARD OFFICERS

The new Board officers and the length of their terms are as follows: Alan Shechtman, President, is beginning his second term as a Board member and his first as president for a term of three years. David Fine, Vice President, is beginning the third and final year of his present term. Bob Huhtanen, Secretary, is again serving on the Board after a hiatus of two years. His new term is for three years. Jerry Shimoda-Peterson, Treasurer, is completing the remainder of a term left vacant by a member's resignation and will serve for one year.

RECOMMENDED 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; for example, to correct a problem such as a burst water pipe when the owner is on vacation.** Participation in this program is voluntary, but highly encouraged. Owners can give a spare unit key to any Board member. At least one Board member will be present to serve as a witness when the key is placed in the box. Hopefully, the keys will never have to be used. This is a service offered by the Board that should be taken advantage of by every unit owner.

There are times when residents forget or misplace their keys after leaving their units and are unable to get back in. Consider leaving a duplicate key with a neighbor as a safeguard for those situations.

NOTICES AND REMINDERS

On June 22, 2010, Jane Harrington, an inspector from Community Association Underwriters, surveyed Westbury property with regard to potential dangers of water and fire safety. She was impressed with the overall cleanliness, particularly, the open common areas and boiler rooms. In the laundry rooms, Jane noted that the dryer exhaust vents should be cleaned and the washing machine hoses replaced with **FLOODSAFE** or **FLOODCHEK** hoses. She further recommended that unit owners with washing machines consider installing these safer hoses if they have not done so already. Information about both brands of hoses may be found on the web.

Please remember that all cardboard boxes must be broken down and discarded with recyclables. **Do not put them in the dumpster.** Plastic bags are not recyclable and should be discarded in the dumpster. Our compactors are not emptied daily. To prevent offensive odors from permeating our buildings and infestation by vermin, **please dispose of food wastes in the dumpsters and not in the compactors. Do not put coat hangers in the compactor.** They jam it and cause it to malfunction.

Please check your smoke detectors to be sure they are working. Your safety and that of your neighbors is at risk if they are not functioning.

INVITATION TO SERVE ON A COMMITTEE

At Westbury there are three standing committees, the Buildings and Grounds; Bylaws and Finance; whose purpose is to review, analyze, and recommend all matters related to their respective committees to the Board of Directors.

The Building and Grounds Committee inspects, evaluates and monitors the condition of our buildings and grounds and the work of our contracted vendors. Should maintenance problems or issues arise the Committee refers them to the Board for their consideration and action. It may also identify and recommend maintenance and improvement projects to the Board as part of the annual budget process.

The Building and Grounds Committee has been working on the first phase of planning the repair and replication/restoration of the front entrances of our three buildings.

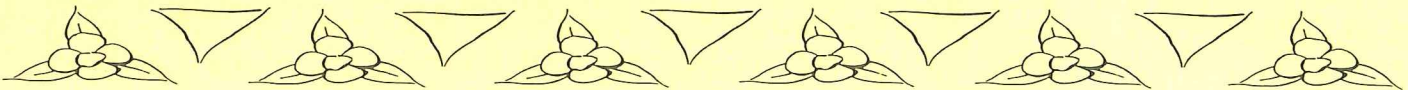
The Bylaws Committee reviews and evaluates the Association's Declaration, Bylaws and Rules and Regulations and makes recommendations, when requested by the Board, for amendments to these documents. With the Board's prior approval, and in consultation with the Association's attorney, it may determine the legal requirements for properly amending the aforementioned documents.

The Bylaws Committee has been working with the Board on enforcement of the rules, Moving In and Out; Special Deliveries; Renovations, Alterations and Additions to Resident Units; and Trash Disposal and Recycling. These rules will be published in a Resident Information Guide, which will be distributed to all residents.

The Finance Committee (FINCOM) assists the Board in carrying out its obligations with respect to the financial matters of the Association. The FINCOM reviews and comments on those proposed contracts when the total cost of the contract exceeds \$20,000. It also reviews the Association's finances on a quarterly basis to monitor deviation from the duly adopted budget and monitors the status of the reserve fund. Along with the Association's treasurer and Alan Comrie, our accountant, it develops each year's proposed budget for the Board's review and approval.

The FINCOM, in conjunction with the Board, will be working on the proposed budget for the next fiscal year.

The Condominium Association must have participation from unit owners if it is to be a strong, vibrant organization. All owners are encouraged to become involved. Your efforts count. Please contact a Board member if you wish to join a committee or for further information.



STATE CONDO LAWS

On July 8, 2009 Governor Rell signed into law "**An Act Concerning Amendments to the Common Interest Ownership Act.**" This represents the most extensive and significant change to the laws governing condominiums etc. in twenty-five years. With the exceptions of two provisions of the "**new Act**" which were effective upon passage, all other provisions became effective on July 1, 2010.

For Westbury, the most significant changes will be the procedures for Board, Committee and Unit Owner meetings. Under the "**new Act**" the Board must give unit owners notice of their meeting, agendas, and make copies of any materials to be considered by the Board at that meeting at least ten days in advance of the meeting. Robert Rules of Order will be the procedural authority for meetings. Unit owners will have the right to attend and speak at all meetings. All meetings must be "**open**" except for very narrow exceptions. Note that under modernization recommendations in the "**new Act**" notices may be sent electronically and records and files kept "**on-line**". Meetings may be held "**on-line**" as long as all are able to participate.

There are other changes in the "**new Act**" which deals with rules enforcement; insurance requirements; collection issues; and record keeping by the Association and unit owner access to those records. Most of these changes contained in the "**new Act**" will not impact upon Westbury's current policies and procedures since we are already in compliance.

For both general and specific information about this "**new Act**", please go to: **Condo Act** www.cga.ct.gov. To read a short article about the Act, written in layman's language, find the piece entitled: **Condo Law REVOLUTION** by Adam J. Cohen, Esq.

If you have questions concerning the "**new Act**", please direct them in writing to the Board of Directors or consult with your attorney.