

The Westbury Newsletter

A Publication for Owners and Renters of the Westbury Condominium Association
October 2015

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 October board meeting will be October 20, 2015.

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

Termination of our contract with Westside, the firm that has done our landscaping and snow removal for the past few years, was announced. We have entered into agreement with JH Property Services for those services for the next year. In addition to mowing, JHPS has trimmed shrubs and reseeded in the past few weeks for The Westbury.

The board approved the budget recommended by the finance committee for FY 2015/2016 at the September board meeting. The date for the budget ratification meeting, the meeting at which unit owners vote on the budget, has been set for September 28. The financial packet, containing relevant financial information FY 2015/2016 was sent to owners September 17, to provide the required 10-days notice before the vote.

Budget Ratification Meeting

The proposed budget for FY 2015/2016 was approved by unit owners September 28.

Renovation Update

On September 9, unit owners had the opportunity to meet with designer Timothy R. Wooldridge, view the three design options he proposed, and ask any questions concerning the designs. Board President Alan Shechtman prepared a visual presentation that was helpful in illustrating a number of design elements. Alan also fielded questions on the financial aspects of the project. Preference sheets were distributed at the meeting so that owners could provide input and indicate the option they favored.

Boards featuring three design options were placed in each building along with preference sheets for use by those unable to attend the meeting. There was a 45% return rate on the sheets. Option 1, the brick color scheme, was favored 2-1 over the others. The board confirmed the popular choice. Work is expected to begin early October, first in 869 Farmington, next in 20 Outlook, and then in 30 Outlook.

Evacuation Diagrams

Property Manager Brian Milano has posted diagrams showing emergency exit routes at all exits in each building. Copies of the emergency exit routes have also been distributed under each unit door. Please save them. Familiarize yourself with them.

Remember if there should be a fire, do not leave your unit if your unit door feels warm to the touch. If it seems safe to leave, stay close to the walls as you make your way outside to a safe distance from the building. **DO NOT USE THE ELEVATORS.** Every bedroom has an egress window that can be used in an emergency.

Grounds

We expect the area behind 20 Outlook to be planted with shrubbery in the next few weeks. Necessary trimming of trees that overhang roofs or that have dead limbs that present hazards will occur in October. The large pine in front of 869 Farmington will be removed.

Marggie's garden is still in need of a caretaker. Contact Joyce Falkin at 860-236-1378 or joycefalkin@att.net.

Welcome to New Neighbors

Lauren Gormer of Hampton Falls, NH, and Eli Egan-Anderson of Amesbury, MA, now reside in 20-103. Lauren is beginning studies at the UConn School of Dentistry and Eli works as a forester for the Department of Environmental Protection.

Alex Miller, formerly of East Greenwich, RI, now resides in 869-302. Alex is part of the incoming class at the UConn School of Medicine.

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.