

WESTBURY NEWS

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

ANNUAL MEETING

The Association's Annual Meeting was held on Monday, June 6, 2011. Twenty-two unit owners registered in person or by proxy. The September 27, 2010 Budget Ratification Meeting Minutes were read and a motion was made, seconded and passed by voice vote to accept the minutes. No unfinished or new business was presented. The terms of two Board members expired and Marty Levitz was unanimously elected to fill one seat. Another seat still remains vacant.

NEW BOARD OFFICERS

At the June 22, 2011 Westbury Board Meeting, the following members were appointed to serve as officers: Alan Shechtman, President; Marty Levitz, Vice-President; Bob Huhtanen, Secretary and Dan Rosow, Treasurer.



WORK UPDATE

Over the past few months the following work has been completed:

Carpets throughout all three buildings were cleaned and all slate foyer floors were stripped, cleaned and sealed. In addition, exterior doormats were purchased for the outside of all three front entry doors. An indoor carpet was purchased for the foyer of Building 30.

Windows in all three buildings were washed.

In June, an independent window consultant inspected six unit owners' windows that still pose problems. He was able to rectify some but not all of the problems.

The wood trim at 44 Outlook Avenue was prepped and painted.

Shrubs were purchased and planted to replace the dead and/or relocated shrubs that were originally in front of Buildings 869 and 20. After the yews in front of Building 30 are removed, new shrubs will be planted there.

The rock garden wall was rebuilt and the garden has been replanted. Mulch was spread throughout the grounds.

New black garden urns were purchased and placed at the entryways of all three buildings. The two large urns in front of Building 30 were moved and are now located behind Building 20. The urns located in front of Buildings 20 and 869 were placed in the rock garden. All urns have been planted with annual flowers and vines.

A small dumpster, to be used exclusively for yard waste, was placed at the south side of the parking lot.

Masonry repairs were completed to the bricks at the top, southeast corner of Building 869 and to the steps nearest the street at Buildings 20 and 30.

BOARD AND COMMITTEE ACTIVITIES

In May, it was reported that major savings in gas costs had resulted in a budget surplus. The purchase of mulch and the fees for the slate lobby floor and carpet cleaning for all three buildings comprised much of the major spending costs.

The Board agreed to hire Peter Parizo, engineer, to develop plans and specifications for drainage improvements at 20 Outlook Avenue. The cost is not to exceed \$1,000.

At the June Board meeting, it was reported that a check in the amount of \$2098 was received from Siemens as a refund for payments billed, but not performed, under one of their contracts with us.

The Board discussed electricity purchase agreements and agreed to accept and proceed with the FINCOM recommendation to contract with Con Ed.

The Town Planner's office inspected the premises of The Westbury and found that it is the best-kept complex in the Special Development District.

The Bylaws Committee awaits Board review and comment on the latest draft of the Resident Guide.

The following information is for all residents, both unit owners and renters of the Westbury Condominiums. **The Finance Committee** has researched electric supplier rates as of July 2, 2011 and found that Con Edison Solutions, Inc. currently offers the best fixed rate of \$0.08425 per kilowatt effective through June 30, 2012. Currently, the CL&P rate is \$0.09482.

You can compare electric supplier rates by accessing ctenergysavings.com and actually switch suppliers online. For those people who don't have the means to access the website, enclosed within your monthly CL&P bill are telephone numbers for prospective electric suppliers approved by the Department of Public Utilities. The telephone number for Con Edison Solutions, Inc. is 866 469-4362. You will need to supply your nine digit service reference number found on the blue portion of your current electric bill just beneath your address.

Connecticut has had a deregulated electric industry for over 10 years. Only in the last few years has switching to an alternative electric supplier really gained momentum. There are no fees to switch or interruption in service, just lower rates. You will continue to receive your monthly bill from CL&P. Please be aware that the switching process may take three to seven weeks before you see it on your bill.

CL&P is projecting another 5% decrease effective January 2012. This would bring the CL&P rate down to \$0.090079, which is still greater than Con Ed Solutions rate now offered at \$0.08425.

In May, the Board of Directors appointed an **Ad Hoc Committee** whose charge is to plan and implement the refurbishment of all common areas of The Westbury. The timeline to begin and complete this project will be subject to the completion of other buildings and grounds projects within the complex. The intent is to start the physical work in the fall of 2012. There will be full and open discussion with the unit owners as the project begins to take shape and make progress.

NOTICES AND REMINDERS

Due to temperature changes during the summer months, the rear, exterior metal doors of all three buildings, often do not close properly. Please check, and if necessary, pull or push the doors closed after entering or exiting the buildings. In addition, please check that all front entry lobby doors close properly and report any malfunction to the property manager.

Dumpster doors must be closed at all times to prevent animal infestation.

Do not throw food, kitty litter, pizza boxes and other food containers down the compactor chutes. These items produce odors that are particularly offensive during the summer months. The odors also attract vermin.

When not in use, please remember that all windows must be closed and latched properly to prevent warping.

The garden urns and planters are not ashtrays. Please do not extinguish cigarettes in them.