

# WESTBURY NEWS

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

## FY 2012 BUDGET RATIFIED

The budget ratification meeting for FY 2012 was held on September 27, 2011. Because a majority of unit owners were not present or represented by proxies, a vote was not taken and the budget was ratified. In addition, a motion was made, seconded and passed by voice vote to accept the June 6, 2011 Annual Meeting minutes.

## BOARD AND COMMITTEE ACTIVITIES

At the September 14, 2011 Board meeting, the Board approved the FY 2012 budget. The new fiscal year budget, which begins on October 1, 2011, includes a full-time worker option. The budget also forecasts a total revenue of \$392,330., a total operating expense of \$253,770., a debt service of \$41,560., and a reserve contribution of \$90,000. Operating capital projects are budgeted at \$7,000.

The Board, also at this time, voted to spend \$600.00 for Turfmaster's to silt seed specific lawn areas and to spend \$3,441. for Eagle Fence and Guardrail to remove and replace old fencing. Additionally, the Board voted to increase the fidelity bond insurance from \$100,000 to \$300,000.

The intended street work on Farmington Avenue has been delayed. Work will likely occur in 2012 after the MDC develops plans for replacement of their lines.

The following items continue to be pending matters: the adoption by the Board of the Resident Guide and distribution to unit owners for notice and comment; the installation of parking signs and implementation of parking regulations; the cleaning of basement floor drains; the replacement of basement water valves; and the repair of basement windows. The Board is also still waiting for a report from Peter Parizo regarding drainage improvements for 20 Outlook Avenue.

### Notes of interest from the Finance Committee:

The seven year bank loan obtained on January 27, 2005 for the Building 30 roof replacement is due to be paid in full on January 27, 2012. The total loan payment for this year is \$2,843. Unit owners that did not prepay their pro rata share of the loan should note the absence of a special assessment charge on their February 2012 Westbury Condominium Association, Inc. invoice. This is dependent upon your previous timely payments.

With respect to the outstanding loan for the replacement of roofs and air conditioners on Buildings 869 and 20, we just passed our fourth anniversary on Saturday, September 28, 2011. The maturity date of this loan is September 28, 2017. Your share of the loan can be observed on your monthly Westbury Condominium Association, Inc. invoice

The Ad Hoc Committee for the interior renovation project is in the process of identifying well-qualified candidates for the position of consultant and will shortly be scheduling interviews with selected candidates. It is anticipated that cost figures for the project will become available early in the new year. This project has a high priority. At the same time, the Committee is determined to proceed carefully and thoroughly toward the goal of fulfilling the finest aesthetic and best functional potential of the buildings.

## WINTER PARKING AND SNOW REMOVAL

A location at the south end of the parking lot near the dumpster has been designated as a "snow storage area". Please refrain from parking vehicles there. If snow is predicted, make sure that 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.

### SECURITY ISSUES

At the Westbury, there are a number of security issues that pose safety risks for all of our residents. Everyone should remember to make sure that:

**Garage doors are closed at all times when not in use.**

**All basement doors are closed and secured at all times.**

**All front and rear entrance doors are secured.** Because of atmospheric conditions (humidity) and temperature changes, the front and two rear doors of each building often do not close properly. Make sure all doors are secured when entering or exiting a building. Please check door handles to see if the doors are closed and push or pull the doors shut if necessary. Do not prop open the front doors by releasing the door latch, inserting paper/cardboard between the doors, or using the door stopper. Inform all guests and service personnel who enter or leave the building to check and make sure that the doors are securely closed.

Vigilance by all residents is essential to ensure that our buildings and grounds are safe and secure.

### WORK UPDATE

In September, a number of shrubs were purchased and planted in front of Building 30 and other shrubs from around the building were relocated to augment the new plantings. New shrubs were also planted in front of and behind Building 20. Reflectors were installed in the median strip located at the south side of the parking lot and a new shrub was planted in front of the strip.

A new fence was installed along the southeast side of the property. All old fencing has now been replaced.

### NOTICES AND REMINDERS

Custodial help is not here daily. If you see a candy wrapper or other debris in the hallway, please pick it up and dispose of it.

Now that fall has arrived, all gardeners should clean their plots and remove all dead plant materials, stakes, fixtures and other inorganic materials.

Please read and observe the rules outlined in the "**Guide for Proper Use of Dumpster**" and remember that all **cardboard boxes must be broken down and flattened before being discarded.** Unbroken boxes, needlessly, overload our dumpster and prohibit the recycling of other items. **If the dumpsters are full to capacity do not leave garbage bags or recyclables next to them.** Paine's will not pick them up. Please wait until the dumpsters have been emptied and then dispose of your refuse.

The Town of West Hartford provides curbside pick up of live Christmas trees beginning January 1 and continuing for two weeks thereafter. Trees may be discarded near the corner of Outlook and Farmington Avenues. **Please do not dispose of the trees in the dumpster.**

Please check your smoke detectors to be sure they are working. Non-functioning detectors put you and your neighbors at risk. The enunciator panel board, located in each building, is not connected to the fire department. It only alerts 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.**

Dennis Brown keeps us neat and clean throughout the year. The holiday season is approaching. If you wish to acknowledge his efforts, now is a good time to do so. Please present your expression of thanks to him in person. Do not leave an unattended gift in the hallway. In the past, substitutes have worked in his absence, and Dennis has not received the gift meant for him.

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.