The Westbury Newsletter

www.westburycondo.com

A Publication for Owners and Renters of the Westbury Condominium Association

July 2016

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
Todd Darch, Treasurer	Term: June 2016 to June 2019
Susan Ahearn, Recording Secretary	Term: June 2015 to June 2017
Yvette Blanchard, Director	Term: June 2016 to June 2019

Board members may be contacted by e-mailing at westburycondoct@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 July 2016 to May 2017 will be held on the third Tuesday of each month at 7 PM in the basement of 20 Outlook. The 2016-2017 meeting dates are posted on the back-hall bulletin boards. The agenda for each board meeting will be posted on the back-hall bulletin boards five days in advance of the meeting. The July board meeting will be July 19, 2016.

Westbury Website

Owners may log on at www.westburycondo.com to read approved minutes of past meetings, newsletters, 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

Two new board members, Yvette Blanchard 30-208 and Todd Darch 20-205, were elected for three-year terms at the Annual Meeting on June 6, 2016. Yvette and Todd have recently moved to The Westbury. It is expected that their extensive skills, experience, and energy will greatly benefit The Westbury.

The owner-renter information form has been revised. It will be distributed July 2016. The cooperation of all residents in filling out the form completely, accurately, and legibly will be greatly appreciated. Residents of each unit will be asked to submit to the association a key for their unit. The key will be securely stored and will only be used for emergency purposes. Having emergency access to all units will protect you and your neighbors. An e-mail notification system will be developed from information provided on the owner-renter information form to enable rapid dissemination of urgent and emergency information.

The pet survey will be also be distributed July 2016. Please give careful and thoughtful responses for this important survey.

The repair of garage roofs has been completed. Garage doors will be painted and necessary minor repairs will be made. Painting and minor repairs will be done by superintendent Luis Colon.

All exterior windows will be washed within the next several weeks. You will receive advance notification of the date(s). Please be sure your windows are closed and securely locked while the work is being done. The board is considering options to upgrade The Westbury security system. The present system will be restored to working order until the decisions on the new system have been made.

Negotiations have begun with Joslin Concrete for replacement and repair of the walkways.

During July 2016, Alan Comrie, Alan Shechtman, Todd Darch, Matt Salner, and Lois Menold will begin preliminary work on the budget for the 2016-2017 fiscal year .

The renovation process has been completed. The board wishes to thank all residents for their cooperation and patience during this long, complex, and expensive project. There is still some fine tuning that needs to be done. Boxes similar to the outgoing mailboxes have been ordered to store realtor lockboxes. One lockbox storage box will be installed in each of the outer lobbies. It is hoped that all residents are appreciative of the enhanced common areas and will be respectful of the design components and their designated arrangements.

Please note that green grass is now growing in Westbury landscape areas that have been barren for years. Superintendent Luis Colon is to be commended for his diligent work with attending these areas which were recently seeded.

Want to Help?

The garden for late owner Margaret Mair and some other areas need weeding. Anyone with a couple of hours to spare and who would like to help is invited to contact Joyce Falkin at 860-236-1378 or joycefalkin@att.net .

Please Welcome

Ajay and Manasa Penemesta, 30-203. Formerly of Boston, Ajay works in Hartford. They are expecting a baby July 2016. Ajay and Manasa enjoy hiking and kayaking in their leisure hours. They look forward to meeting their new Westbury neighbors.

Door Security

A reminder that sometimes during humid weather, especially during the summer, the exterior building doors do not close properly. At all times, please make sure when using the exterior doors that the doors close securely.

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 the editor for the newsletter. Information for the newsletter may be submitted to Joyce Falkin at 860-236-1378 or joycefalkin@att.net .