

WESTBURY NEWS

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

BOARD AND COMMITTEE ACTIVITIES

Westbury's fiscal year ended on September 30, 2011. With a minor adjustment, the fiscal year ending surplus was \$26,750. Mauchion and Faucher Tree Services billed Westbury \$4,551 for tree pruning and removals required due to the Halloween storm. The costs were charged to the "Operating Capital Improvement" line in the current operating budget.

The Board expects to receive and review the draft of the audited financial report for the fiscal year ending September 30, 2011 very shortly. Following the review process, copies of the final report will be available and distributed to any unit owner requesting a copy. Please drop a note in the Association mailbox in the lobby of 20 Outlook Avenue or mail a request to the Westbury Condominium Association, Inc., 20 Outlook Avenue, West Hartford, CT 06119.

The Board has reviewed a draft of The Westbury Resident Information Guide and proposes to adopt this guide, subject to Notice and Comment from the unit owners. The Board mailed the draft version to all unit owners in December 2011 and requested that all comments be submitted in writing prior to January 10, 2012.



The plan for drainage improvements submitted by Engineer, Peter Parizo must be revised to include drainage improvement along the south side of 20 Outlook Avenue.

At a meeting between representatives of Carrier Air Conditioning, B.T. Lindsay and the Board, the Carrier representative indicated that the air conditioner fan motor failure at the Westbury was excessive. He agreed to pursue the matter.

Attempts to meet with Tanglewood Builders, regarding the required final inspection of the new front steps by the West Hartford Building Department, have been unsuccessful. The Westbury attorney has been authorized to contact Tanglewood Builders.

In December, a worker from Accent Glass, inspected, insulated and sealed a window of a unit in Building 30 with the goal of eliminating condensation problems. If successful, other windows may be similarly treated.

Inspection and sealing of basement windows commenced in January.

Due to the difficulties caused by the electricity outage from the October 2011 snowstorm, the Board has requested that a committee of volunteers develop a written emergency protocol that would address similar incidents.

The following continue to be pending matters: Assignment of parking spaces and implementation of a parking plan; resolution of air conditioner duct work leaks in Buildings 869 and 20; response from vendors to a request for fire alarm upgrades; replacement of "gate" valves for interior shutoff of outside faucets; notification from the Town about intended street work on Farmington Avenue, (street work is dependent on MDC generated plans); receipt from LKG of a revised proposal for garage roof replacements; dismantlement and removal of a former incinerator chute chimney located at the north end of Building 20 and the re-pointing of a boiler chimney at Building 20.

The following work has been completed: Grounds staked for snow; lime applied to lawns and plant food applied to shrubs; ivy beds pruned; walkways edged; October storm debris removed and a blue stone cap installed on the compactor chimney of Building 869 in order to reduce cold drafts.

Mailbox Name Tag Process From The Finance Committee

The Board has made a decision to administer the mailbox tag process in-house. Our present vendor is Plimptons of West Hartford. Since the advent of this process in October 2011, the Association has saved \$216.19 for four order occurrences. This is due to the reduction in nametag price of \$1.25 per tag; a reduction of \$4.00 per mailing occurrence; and the elimination of fee for service cost of \$47.86 per occurrence.

If you need to add or change your mailbox, name tag, please submit your request via the outer lobby Association Postal Box at 20 Outlook Avenue or contact Lois Menold at (860) 570-0051 or by email loismenold@comcast.net.

Interviews for Consultant

The Ad Hoc Committee, in charge of the renovations of our common areas, met on January 10 and interviewed three candidates for the important position of consultant for this project. The candidates' presentations were diversified and informative. As quickly as careful deliberation will permit, the Committee will announce the selection of the firm best suited to guide our Association to a successful renovation.

NOTICES AND REMINDERS

If snow is predicted, please be sure to park your vehicle in your garage. In the morning following a storm, all vehicles parked in the driveway must be removed before 7:30 AM to allow for snow removal.

Only magnesium chloride or sand may be used to melt snow or ice on the front entry sidewalks and stairs. Other deicers/salts will weaken the cement and cause it to degrade.

Smoke detectors save lives and are required in every apartment by the local fire and building code. Please check your detector and replace the batteries twice each year.

All large and small boxes must be broken down and flattened before being discarded in the recyclable dumpster. Remove any plastic and Styrofoam packing materials from the boxes and discard them in the trash dumpster. These materials are not recyclable.

A leaky toilet can waste more than 50 gallons of water a day. Be sure to repair all faucet and toilet leaks in your unit, and if renting, report all leaks to your landlord.

Recently, a cap was put on the compactor chimney of Building 869. It is very important not to dispose of food in the compactor, as the odors will permeate the laundry room and first floor landing. Please refer to the sign posted next to the compactor, which lists impermissible items.