

The Westbury Newsletter

A Publication for Owners and Renters of the Westbury Condominium Association
February 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
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 February board meeting will be February 16, 2016.

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

A subcommittee of the board (Susan Ahearn, Ted Calabrese, Joyce Falkin) continues to work on the proposed changes to rules for moves, deliveries, and unit renovations/improvements. All owner comments are being considered. It is hoped that the recommended changes will be voted on at the February board meeting. The current board is committed to consistent and fair rule enforcement. To that end, a system of warning and possible fines will be devised. The decision of the board for a system of warning and possible fines will be put out for notice and comment to all owners before the board vote.

The board concluded that probable potential income from levying a sales tax on investor units would not justify the legal costs involved.

The board will continue to pursue the process of reestablishing The Westbury as a pet-free community, while grandfathering in pets that are currently in residence.

To minimize damage to the new carpeting with the interior renovation, the board is considering changing the weekly recycling system. The board has decided to implement, first in 869 Farmington on a trial basis, the following new recycling system.

1. Recycling barrels will be located next to the compactor room in the basement.
2. Residents may bring their clean recyclables to these recycling barrels.
3. These recycling barrels will be emptied frequently, not just on a weekly basis.
4. No trash is to be deposited in these recycling barrels.

The new recycling system will be evaluated after a few weeks. Last unit-door pickup in 869 Farmington will be February 1. Unit-door pickup will continue in 20 and 30 Outlook until further notice.

Renovation Update

Renovation of the common areas has progressed to the point where all three buildings are at various stages of renovation. The most extensive renovation has been done in 869 Farmington. All of the wainscoting and crown molding have been installed in 869 Farmington with the next project being the installation of wallcovering. The board is working with the renovation designer, Tim Wooldridge, to select furnishings.

Safety

New doorstops have been installed on the exit doors of all buildings. This installation was done because of damage occurring in 869 Farmington by a door being pushed hard against a newly painted wall. The new doorstops have magnetic catches. Please remember that the exit doors are fire doors. All exit doors must remain closed at all times, except when using them. If the door catches and remains open as you pass through, be sure to close the exit door. If you see an exit door open, please close it.

Recently a resident was inadvertently locked out of their unit. Because the resident had given the association a key to their unit, a board member was able to access the key. Association keys are kept in a secure location. Within minutes, the resident was back in the unit with no costly damage to the door by forced entry or the expense and time of using a locksmith. If you have not given the association a key to your unit, please do so. For your safety, it is important for the association to have a key to your unit if there is an emergency. Luis Colon, superintendent for The Westbury, is the keeper of keys. Label your key and give it to Luis. He will see that your key is kept in a secure location until needed.

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 .