

Westwood Village Condominiums Newsletter

With Spring upon us and Summer nearly here time to prepare for our Communities Annual Meeting!



UPCOMING EVENTS

Annual Meeting (Owners Only) – May 19

Board of Directors – 6:30 PM

Council Meeting – 7:00 PM

Held at pool for social distancing

Meeting to be held May 20 if inclement weather

Pool Opening – May 29

Pool will be open from

Noon – 8PM daily.

HOA Meetings (Owners Only) – Sept. 1

Board of Directors – 6:30 PM

Council Meeting – 7:00 PM

COMMUNITY REMINDERS

Pets

Please clean up after all pets and remember they must remain on a leash at all times

Lawn & Garden

The Council does not currently have funds allocated to garden maintenance around the residential buildings. Unit owners may plant and maintain the gardens at their own expense

Safety

Report any suspicious activity to the East Pennsboro Police 717-732-3633

Visit our Website

Rules and Regulations, Condo Documents, Certificates of Insurance, Financial reports and Meeting Minutes are available on the WWV Website

Introduction to the Newsletter

Ed Clapper, Editor

My goal with this newsletter is to bring more of a neighborhood atmosphere to our little community. There have to be events happening here that are worthy of mention in this newsletter – engagements, marriages, childbirths, grandchild births, new neighbors moving in, items for sale or wanted and the list goes on. I encourage you to submit them to me, preferably via email to eclapper19@comcast.net, but texts or calls to 717-512-0250 also work and there's always the old-school face-to-face communication. I live at 847 Melissa Court.

Saving Money on Heating Costs

When Ed Clapper bought his unit, he was told it had a heat pump. When the unit required maintenance, Ed found that he didn't have a heat pump at all, but a forced air system. The difference between the way the two systems work can significantly impact heating costs. Older HVAC systems historically have saved home owners money over time because they last longer and need to be replaced less often, but many newer systems are much more efficient and can provide savings on the monthly heating bill. After installing a new heat pump, Ed has reported savings of around \$108/month. If you are considering the pros and cons of repairing vs. upgrading, please consult a professional. Results will vary by system and energy usage.

Hot Housing Market

Ed Clapper, Editor

To illustrate how “hot” these condos can be, ours went on the market via the Internet (remember, we can’t post signs) on a Sunday afternoon in March 2018; we looked at it that evening and offered full asking price on Monday. By Thursday, there were three more offers and the listing agent told our agent that since ours was the first offer, if we matched the highest, we would win the bidding war. We had to increase our offer by \$2,100 over the asking price. If a home sells for over asking price in just five days, a pent-up demand must exist so it behooves all of us to keep our units in good, attractive condition.

A recent search on Zillow.com shows that five units have sold between February through April in Westwood Village. Additional units have since hit the MLS and are pending.

Maintenance Request

Maintenance request forms are located on the Documents page of the website. If you do not have internet access, a copy of the maintenance request form is available in the maintenance box located at the Club House. Place the completed forms at maintenance mailbox of the Club House.

In case of emergency contact the Property Manager Janie Blessing 717-979-0012, biscus@comcast.net.

Upcoming Maintenance

There is a five year cycle for the painters. This Spring they just completed painting the interiors of the Sonoma Buildings. They will be following the wood working contractor after they complete the repairs. The wood repairs have recently completed in Melissa Court. Basically wood repairs are moving clockwise around Westwood Village.

April Council Meeting Summary

The April meeting was held at the pool. It was the first open meeting since November 2019 as a result of the COVID-19 pandemic.

The FIOS install broke several electric lines for the street lights. The electric lines were replaced and are now inside of pipes to protect them. Council has filed suit against Verizon in attempt to recover damages.

This winter the attics of the Sonoma Buildings have been sealed to prevent bats, squirrels, bees and such from taking up residence in the attic.

For concerns raised during the meeting, please refer to future meeting minutes.

Future Issues

Ed Clapper, Editor

I would like to encourage everyone to attend the meetings but I know there are some who physically cannot as well as a few residents who for some unknown reason find them boring (imagine that!) but meeting attendance is kind of like voting – if you don’t take the time to cast your vote, you really have little right to complain about the politicians in elected office and, boy, is there ever plenty about which to complain! If you choose not to voice your opinions at meetings, the same rule could be applied. Remember, if the officers and directors of an organization are not aware of something that its members do not like, change will never happen. By the same token, something that those members do like might be discontinued if those in charge don’t know that. It is our officers’ responsibility to cut costs but they don’t want to accomplish that by discontinuing something those who fund the HOA enjoy.

Some residents have told me that they don’t attend the meetings because they don’t know when they are held (me too). Another meeting non-attendance excuse we heard about our HOA shortly after moving in was “we don’t know ‘those people.’” I suggest you give attending a meeting a try. You will find the Board and Council members to be real, live human beings just like you. Remember to ask questions; if something is puzzling to you, others in the room will harbor the same thought and will appreciate your question.