

Westwood Village Condominiums Newsletter

With spring upon us and summer nearly here, time to catch up on the latest updates and prepare for our communities' Annual Meeting.



UPCOMING EVENTS

Annual Meeting – May 3

Board of Directors – 6:30 PM

Council Meeting – 7:00 PM

Meet at Club House, 650 Westwood Dr.

Pool Opening – May 27

Pool Hours: Noon – 8:00 PM daily

Pool Closing – Sept. 4

HOA Meetings – Sept. 6 and Nov. 1

Board of Directors – 6:30 PM

Council Meeting – 7:00 PM

Meet at Club House, 650 Westwood Dr.

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Welcome to New Council Members

This year, two council members stepped down from their roles as Secretary and Treasurer. We want to thank Megan Johnson and John Schooley for their service and the many contributions made over the years. Two new council members will be joining us at the Annual Meeting in May. We want to welcome Bob Wineland and Manuela Breinich for their willingness to serve a 3-year term. We look forward to having them join council and the knowledge and insight they bring to their roles.

Westwood Village Online

A list of all council members can be found on our community website: www.westwoodvillage.weebly.com. Additional resources are posted there. You can find information on:

- Meeting minutes from previous meetings
- Budget reports
- Governing documents
- Master insurance policy
- Coming events

Please Join Us on Facebook! Get the latest community updates and connect with neighbors by joining our facebook group:

www.facebook.com/groups/westwoodvillagecondominiums

Save \$52.80/year on Your Sanitation Bill

Manuela Breinich

Those that qualify and file for the PA Property Tax/Rent Rebate can also request a 20% discount on their quarterly sewer/trash bill. To receive the discount, submit a copy of "The Property Tax/Rent Rebate form (PA-1000)" to the East Pennsboro Township Office **no later than July 14, 2023**. The 20% discount will then be applied to the "Sanitation" line item on your quarterly bill. It does not apply to line items for "Sewer" or "Stormwater Fee." **Please note:** You must submit a copy of "The Property Tax/Rent Rebate form (PA-1000)" to the township each year. The East Pennsboro Township Office is located at 98 South Enola Drive and the Sewer Billing Office is open Monday through Friday 8AM to 5PM. You can request the discount in person or by mail.

If you have not yet filed for the PA Property Tax/Rent Rebate program, **the deadline to apply is June 30, 2023**. FREE assistance completing the application is available from the Department of Revenue district offices, local Area Agencies on Aging, senior centers and state legislators' offices.

Condo Insurance: What Do I Need?

Belinda Eigen

The Basics: Each insurance company offers slightly different coverage types and endorsements, but in general a basic condo policy, also known as HO-6, includes:

- Coverage for Personal Belongings
- Liability coverage
- Additional living expense or "Loss of Use"
- Betterments and improvements
- Medical payments coverage

BUT NOT ALL losses are covered by condo insurance. Things like water/sewer backup or damage due to insects/rodents/animals, are commonly excluded. These will need to be purchased as an add-on or additional coverage.

Master Policy vs Homeowner's Policy: The HOA pays for our Master Insurance Policy. It covers the exterior of buildings and any resulting damage caused by an issue from the exterior or in common areas. Your homeowner's policy covers "walls-in" and should cover some items outside of your unit. Coverage for your water lines starts in your house and goes out to the exterior water meter, for sewer it goes from your house to the sewer cleanout. Your policy also covers

any claims a neighbor makes if an issue in your unit also causes damage to their unit.

Questions to ask your insurance company/agent:

- Do I have sufficient coverage to replace everything in my unit in the event of a fire?
- Do I have sufficient loss assessment coverage?
- Are water/sewer back-ups covered?
- What is my deductible if a neighbor's claim is subrogated to my insurance?

BATS The Good, The Bad The Ugly, & The Plan

Janet Swisher

The Good: Bats are a great indicator of a thriving ecosystem. One bat can consume thousands of insects every night. Their contributions to the environment are why there are ecological regulations on bats throughout the USA.

The Bad: Bats nest in caves. In populated areas where caves are not an option, the next best thing can be buildings, which offer a warm, safe alternative. They can squeeze into very small spaces—even as small as a half to a quarter inch—to make their way into chimneys, walls, and attics.

The Ugly: Guano (also known as Bat poop) can carry fungal spores, so it is important not to disturb any if found. Guano and bat urine can also cause structural damage to buildings if allowed to accumulate overtime.

The Plan: Council is working with agricultural and removal experts for the best solution to bats currently residing in the attic of a Sonoma building. Once scheduled, a vendor will install a temporary bat exit and the building will be sealed. This will allow the bats to safely leave and not return. While Council is responsible for maintaining common areas, condo owners are responsible for their own units. Since we are anticipating homeless bats, there may be concerns related to where they go. Homeowners wanting to protect their homes from any wayward bats may find the resources below helpful. Tips like strategic lighting, securing entry spaces, and plant deterrents may help. There are even sonic deterrent options, but please consider their impact to pets. 19 Possible Remedies:

www.homeremediescare.com/19-home-remedies-on-how-to-get-rid-of-bats-safe-bat-repellent-ways/