



## February, 2019

This edition of the newsletter contains information about our calendar and about our building maintenance plans for the coming year. In addition, there are updates on garbage and tree trimming, and a variety of reminders.

### Calendars and schedules

The 2019 calendar of association events has been posted to the website ([wwpines.net](http://wwpines.net)). Also, the monthly board meeting has been re-scheduled for the fourth Tuesday of the month (with some exceptions due to holidays and board member availability). The 2019 monthly newsletters should appear, therefore, at the beginning of each month, after the board meeting.

### Building maintenance plan for 2019

At the January board meeting, board vice-president Dennis Mulder presented an overview of work to be done in the coming year.

High priority items include the following:

- Repair electric meter panels on six units
- Replace external galvanized faucets on up to 80 units with brass fittings to address leaks
- Replace external weather stripping on 48 overhead garage doors
- Replace 6 overhead garage door bottom seals
- Replace 4 garage service doors
- Replace 44 front porch railings with PVC/aluminum materials
- Replace 9 deteriorating sunroom support posts and 7 deteriorating deck support posts

In addition, there will be regular maintenance activities, including the following:

- Cedar trim painting of one-fourth of the units per year
- Deck staining of one-third of the units per year
- Power washing of mold on one-half of the affected buildings per year
- Cleaning clogged gutters as needed
- Painting garage and deck light sconces of one-half of the units per year.



Special activities include the following:

- The inspection tour by volunteers in May (which may yield more maintenance issues)
- The need to coordinate with landscaping in 1) the repair of electric meter panels, 2) the application of mulch and 3) pest control (especially regarding termites and pill bugs)
- A plan to include something about building maintenance in each month's newsletter

Dennis presented a monthly calendar for all these activities, and an estimated budget—stressing that weather, unforeseen problems, and the May inspection may change these plans.

### **Update: Garbage and recycling**

In response to the last newsletter, seventeen co-owners have acquired recycling bins from ArrowWaste. These are all large bins, as the small ones are no longer available. Board member Paul Kehnle suggests that if you don't generate enough recycling (or trash, for that matter) to fill a large bin, you might consider sharing with a neighbor. In any case, we recommend that both garbage and recycling be placed in bags to avoid materials being blown about on the property. Recycling, whether you have a bin or not, should be bagged in clear plastic.

### **Update: Winter tree trimming**

Our tree specialists, Bartlett, will be in the association at the end of February to do scheduled trimming and some root work.

### **Reminders:**

#### **ICE!!!**

It's going to be with us for a while. We urge you to use caution when you get your mail and put out your trash. It's much better to go slowly, use your car, put cleats on your boots, and whatever else you do to keep from hurting yourself out there.



You may notice that we are now applying de-icer at both the Lakewood Boulevard and James Street entrances, when the temperatures are warm enough to make that effective. When our plow service catches up from the Polar Vortex, we will ask them to plow a little closer to the mailboxes, too.

And regarding sub-freezing temperatures: Be careful out there! When the post office, businesses, and schools close, and when multi-vehicle crashes shut down major highways, you know that we are dealing with more than the usual winter hazards.

Fire hydrants: on that same wintry note, if a hydrant near you is buried, you might consider digging it out, so that it is accessible in case we need it!

### **Extended absence forms**

While it might sometimes seem that the association is deserted, that is not the case. Between 20-25% of co-owners have filed extended absence forms. The rest of us are just hibernating indoors. Or maybe we have forgotten to file that form. Letting the association know if you are gone for more than two weeks is about safety for your property and for your roofmates as well. The absence form is available on the website at [wwpines.net](http://wwpines.net) under "forms."

### **Christmas decorations**

By now, we hope that you took advantage of the relatively mild early-January weather to remove your holiday decorations. If that is not the case (BRRRRR!!) here is a gentle reminder that holiday lights and decorations should be packed away by the time you read this.

### **Paying your monthly condo fee**

The monthly fee (now \$280) is due on the first of the month. The majority of co-owners use autopay, but if you still write a check to the association, please be sure that our accountants receive it on time. If you would like to switch to autopay, there is a form for that: <http://wwpines.net/wp-content/uploads/2019/01/Assessment-ETF-Form.pdf>

**That's it for now!**