



March, 2019

Greetings, co-owners! This edition of the newsletter includes an update regarding building maintenance, suggestions for guarding against crime, a word about snow, and one or two reminders.

From Dennis Mulder, our building and maintenance manager:

Sunroom Support Post Project

We have identified six residences where the support posts of the sunroom have been compromised as evidenced by the presence of a crustacean known as the pill bug or more familiarly as the roly poly. They resemble a miniature armadillo. We have learned from our pest provider, Lakeshore Pest Management, that pill bugs do not actually eat wood. (Surprise! Clearly, no one on the board is an entomologist.) Instead, pill bugs make their homes in wet and rotted wood. They live below the surface of the ground or mulch and are not readily visible; neither is the damage to the post. The affected posts will be replaced by our licensed contractor, Craig Kotowski from True Builders. Co-owners will be notified in advance when the work will commence, though the co-owner need not be present. The condos on the list are 363 and 480 East and 285, 345, 409 and 497 West. Thank you in advance for your cooperation.

Faucets and Weather Stripping

Replacing faulty outside water faucets and damaged overhead garage door weather stripping (on the sides of each overhead door) was begun in February, and will be completed in March. This includes up to 80 faucets and 48 units for the weather stripping. The work is being done by our handyman, Steve Rademacher. In both cases, the home owner need not be present. It is hoped that replacing these faucets will reduce the possibility of flooded lower levels in future winters. However, co-owners are still required to shut off the water supply to these faucets in the fall, and to drain any residual water in the supply line to the faucet by leaving the faucet open for a half day or so.

Modification Request Form

Any co-owner wanting to make modifications to the external aspects of their building or to the landscaping is required by the bylaws to submit a Modification Request Form to the Board of Directors for consideration and approval before any work can be initiated. This form is available online at the association website under the menu item "Forms." You may print a modification form, fill out and submit to any Board member, or



fill out the "Online Modification Form" and submit electronically to the Board. If you have any questions, contact Dennis or Sally Mulder at sndmulder@sbcglobal.net or call 616-399-4823.

Preventing crime

The report of a break-in in one of our units during February was upsetting to many. To repeat: the break-in occurred during the daytime at an occupied unit (not one where the co-owner had decamped to a warmer climate for the winter). No one was home at the time. Nothing was taken. A police report was filed.

A number of residents subsequently contacted the board with concerns—and many of them (or the people watching their units while they were away for the winter) observed footprints in the snow at the back of their condos. If you have read this far, you can guess that we suspect many of those footprints were made by Steve Rademacher as he worked to replace the faucets at the back of our units. He had completed most of that replacement work on the north end of the complex at the time of the break-in. Additionally, SEMCO has been working on meters, and some of the footprints might be from their employees.

This is not to say that we should not always take note of unusual footprints or unfamiliar people in the complex: it is just a reminder that there are safe explanations for many of the things we observe.

What to do if you suspect a break-in in your unit:

- Do not enter the building. Go to a neighbors' home, instead.
- Call the police.

Ways to secure your unit:

- Install deadbolt locks on the front door, door into the garage, and garage service doors. We have learned that when WWPC was built, deadbolts were not part of the standard building plan. The initial owner had to request them. You may live in a unit that is not so equipped.
- Insert wooden dowels cut to fit the inside tracks in your sliders or sliding windows. These make it harder to open the windows from the outside, and are more effective than ordinary window locks (even the push-down pins that most sliders have).



- Change your locks if a key is lost.
- Change the code on your garage door opener if you have given it to someone in the past (like a cleaner or a pet sitter) who no longer works for you.
- Put lights or radios on timers when you are away for an evening or for longer.

It is wise to be vigilant and to take note of unusual activity around us, including people and vehicles. Be cautious about opening doors to strangers, and of strangers who ask where someone lives or ask for directions. Sometimes people will come to one's door to see if anyone is home, and will make up a question if anyone answers.

We do not have a history of serious crime at WWPC. There was a time when someone was taking mail from our mailboxes, but that individual was caught. Over the years, there have been a few break-ins of cars parked outside. Also, some will remember when a resident's electric scooter was stolen from his garage, because the service door was not locked.

Having said all of this, we believe that WWPC is a safe and neighborly place to live. We urge everyone to know your neighbors, to talk to people who live here, and to be observant.

O, Wind, if Winter comes, can Spring be far behind?

The answer this year appears to be "yes." But then, Percy Shelley, the poet, did not live in Michigan. Conversations with our snow removal provider, Meadowgreen are ongoing. We hope to address some of the shortfalls of this season as we move forward. Please know that the board appreciates both your input and your patience.

Finally, reminders:

- If anyone has an engineering, architectural, or building background, the board would be interested in knowing who you are. We occasionally need the advice of experienced people as we manage our physical surroundings.
- Deck and porch furniture can be placed outdoors after April 1. Are you laughing yet? Isn't it fun to think about deck furniture when the very grass is covered in ice?