



## **Newsletter: April, 2019**

This newsletter started out to be brief, but then, like Topsy, it grew. Below you will find information about a major board initiative: an in-house reserve study. In addition, there is information about building maintenance work, our waitlist policy, and notes on the Lakewood Boulevard drain, dead fish, and the arrival of spring.

### **A New Reserve Study (From board president Jim Visser)**

On March 26, the WWPCA Board voted to conduct a reserve study using an in-house process. This study will go beyond a now outdated study provided to us by a consultant in 2012. By examining and projecting what our association will need in financial reserves over the *next* twenty years, we can get a better handle on the costs of properly maintaining and enhancing the quality of our buildings, streets, driveways, landscaping, and related infrastructure over that time period. As you know, the board is committed to maintaining adequate reserves in order to avoid special assessments if at all possible.

A small committee consisting of James Visser, Dennis Mulder, and Don VandenBrink will guide this work, and the Board will review and approve the study once it is completed. Our analysis will be aided by the expertise of several of our vendors and contractors, as well as some outside experts as needed and as provided for in our 2019 budget for this work. As we move through the analysis, we will also use the experience of our board members responsible for various service areas to advise us on the practicalities of projecting our reserve needs. If you have financial, construction, landscaping, or asphalt paving expertise as a professional, please send your name to Jim Visser. We may call upon you for input into this study. We hope to complete the committee's work by the end of 2019.

There are several advantages to undertaking this study in-house:

- 1) The ground-work the consultant completed in 2012 can be used by us as a starting point for analysis.
- 2) We can use our own experience and local on-the-ground expertise to determine which repair/replacement costs are actually annual operating expenses or small-scale capital projects and which ones require a longer horizon of planning and securing of financial resources.



- 3) We believe we can achieve a realistic idea of what level of reserves we really need over the next twenty years, and conduct a more finely tuned analysis that allows us revise our estimates every few years over the twenty-year time span of the study.
- 4) We can undertake a truly collective board effort rather than merely accept a “take it or leave it” recommendation from an outside consultant who may or may not have a good handle on where we’ve been, where we are, and where we are going as an Association.

Updates as to our progress with this study will be provided to you in future Newsletters.

### **Building Maintenance Update (from board VP Dennis Mulder)**

#### **Matrix (It’s not just a movie anymore!)**

Several co-owners have had questions lately regarding who is responsible for certain maintenance activities or repairs. Most of these questions can be answered by a quick review of the Matrix which can be found online.

Go to <http://wwpines.net/index.php/documents/>, then open “Maintenance Responsibility Matrix.” This document clearly spells out whether a particular repair is the responsibility of the Association or the homeowner. If it is the responsibility of the Association, the work will be initiated by the board at no expense to the homeowner. Please make use of this Matrix document before contacting a board member. Thank you.

#### **Inspection Tour**

Our annual Inspection Tour will be conducted in early May beginning with the recruitment and training of 18 Inspectors May 1-4, followed by the inspection of the exterior of our 53 buildings May 6-10. The information garnered from this inspection will guide our maintenance activity for 2019 and our budgeting for 2020. This will help us maintain the quality of our homes and protect their value for the future.

#### **Deck Power Washing and Staining**

All of our decks are washed and stained on a three-year rotation, doing one-third each year. This year the schedule calls for the southeast quadrant involving addresses from 245 to 396 East and 244/248 West. It will begin mid-June and last for approximately



two weeks. You will be asked to remove all but the heaviest items from your deck. You may want to delay washing your windows in that area until after this project is completed.

### **They're Back**

That's right: the ducks and geese are back. Most of them will move on in their migratory journey. The strobe lights in the ponds are designed to harass the geese so that they will not nest here. The ducks that stay and nest, however, are protected by federal migratory bird laws. It is illegal to harm their nests, eggs, and chicks. Nevertheless, we recommend that you do not feed them, as that encourages them to stay in large numbers. Wildlife is the sign of a healthy ecosystem, and, as much as possible, that system should function without human intervention.

### **Did you know that our association maintains a waiting list of prospective buyers?**

The board of directors maintains a list of people who have expressed interest in living at Waterway Pines. As of December 1, 2018, there were eight names on the list.

The WWPC board does not act as an agent for either the buyer or the seller. We simply keep a list which we make available to any co-owner who wants to sell a unit. That co-owner can share it with his or her realtor, or can contact people her/himself.

The fact that we keep this list is an affirmation that our buildings and grounds are well-cared for and maintained, and that we are in good shape financially. In addition, we are a more spacious property than many more recently-built associations, and the price of a pre-owned condo in today's market is often more appealing than the asking price for new-built units.

### **Notes and reminders:**

**The drain at the Lakewood entrance:** The board is working on a solution to the puddle and ice that recur each time it rains or snows. Please be patient as we seek the best contractors to address this issue.



**Dead fish reminder:** Now that things are thawing, you may find dead fish along the pond. Who you gonna call? FISH BUSTERS! Our pond committee (see last November's newsletter) is interested in why and how fish in our ponds die. Call Ray Browneye, and he will be happy to remove the body: 616-786-3436.

**Deck and porch furniture:** You may place furniture on your decks and porches after April 1, or whenever it is warm enough for you to sit outdoors. I'm betting I know which will come first.

**Power washing in May:** If you are on Timberlake East, your north exterior wall will be power washed, likely in early May. It would be best to hold off on exterior window washing until after that.

### **Finally:**

Now that we walkers and bikers are emerging from hibernation, remember that WWPC is a place where neighbors greet one another, even if we don't know your name. Don't forget to do the condo wave!

