



Late April, Early May, 2019, Newsletter

Greetings, co-owners! The sun is shining at the moment, and although it may disappear at any time, I think it is safe to say that spring is here. This newsletter contains information about the annual building inspections, dryer vent cleaning, two calls for volunteers, a final call for the proposed picnic table project at the south end of the ponds, and a variety of announcements about sprinklers, the annual garage sale, Marketplace, a significant landscaping project on our James Street frontage, and thoughts about serving on the board. Whew.

Buildings report (from Dennis Mulder)

8th Annual Building Inspection Tour

May 6-10 are the dates of this year's building inspection tour. Our eighteen inspectors will assess the exteriors of our 148 units to determine any repairs that need to be made. This maintains the quality of our homes and sustains our home values as well as helping the board to efficiently plan repairs and budget for next year's maintenance activities. We encourage you to help these inspectors in any way you can.

HERE'S HOW YOU CAN HELP! We ask that you inspect all the windows in your condo and note their condition. Do they open, close and lock properly? Is there any evidence of mold or wood rot? If there is mold, you, as a homeowner, are responsible to clean any mold using a mold control agent. If there is wood rot, the window may need to be replaced. Report this information to the inspector during the Inspection tour. Thank you for your help.

HERE'S ANOTHER WAY TO HELP! >>Volunteers needed<< If you have a history or interest in home maintenance and would like to participate as an inspector, contact Dennis Mulder at 616-610-1563 or email sndmulder@sbcglobal.net. We ask that you attend one of two orientation sessions, either Thursday May 2 at 7:00 p.m. or Saturday May 4 at 9:30 a.m. to review our inspection plans. Each inspector will have between 8 and 10 units to inspect. Thank you for your interest.

May Maintenance Activities

- In early May, the north exterior walls of the condos with Timberlake East addresses and on the east side of the bridge will be power washed to remove harmful mold. It would be prudent to wait to wash the windows on the north side until after.



- Also, in early May, clogged gutters and downspouts will be purged. This involves condos on the outer rim of the association, along the tree line.
- In late May, the white cedar trim of condos in the northeast quadrant will be painted. This includes the following units: 363-495 East, 490-497 West and 1303-1309 Crossings.

Looking Ahead- June

- Electric meter panels repaired
- Garage service doors replacement
- Dryer vent/furnace duct cleaning completed
- Inspection Tour items repaired as needed
- SE quadrant deck staining begins June 10 (245 to 396 East and 244/248 West)

Dryer Vent/Furnace Duct Cleaning

Did you know that dryer vents are a potential fire hazard? The Consumer Products Safety Commission estimates there are 24,000 dryer vent fires nationally each year costing \$96 million per year in property damage. If dryer vents become blocked by lint, heat buildup can ignite the trapped lint.

Warning signs:

- If clothes seem to take longer to dry.
- If clothes are hotter than usual at the end of the drying cycle.
- If the outside vent hood does not open when drying or is blocked by lint.
- If it has been more than two years since the last vent cleaning and you have a long dryer vent run.

Our association receives a **group discount** through Krystal Kleen:

1. Dryer vent cleaning- \$75.00
2. Furnace duct cleaning- \$200.00
3. Both vent and duct cleaned- \$275.00.

IMPORTANT NOTE: Krystal Kleen is one of our approved vendors with whom we have worked for years. They are reliable and trustworthy. Contracting with other vendors who advertise with flyers or by mail, even if they are slightly cheaper, is done at your own risk.



To sign up online, click this link: www.wwpines.net/index.php/2019-dryer-vent-furnace-duct-cleaning-authorization/

If you do not have computer access, fill out the following form and mail or deliver to Dennis Mulder, 441 Timberlake East, Holland, MI 49424.

I/We authorize Krystal Kleen to clean:

- Dryer Vent (\$75)
- Furnace Ducts (\$200)
- Both (\$275)

I understand I will be responsible for the cost of this service.

Address _____ Phone _____

Name (please print)

Signature _____ Date _____

Return **by June 1, 2019** to Dennis Mulder, 441 Timberlake Dr. East, Holland, MI 49424.

Spring grounds clean-up, Wednesday, May 15

Have you been reading closely? Here is the second chance to volunteer.

We have a history of enthusiastic and committed volunteerism for a variety of projects in the recent past, and hope to keep that going. Volunteers help to keep down maintenance costs. They meet their neighbors, stretch their muscles, and contribute to the good vibes here at WWPC.

If you are able to volunteer for spring clean-up, plan to meet at the James St. entrance at 9:30 a.m. You may contact Brian Waterway 616-403-9542 or waterwaybr@charter.net. THANKS!



Proposal to install a picnic table at the end of the south pond

Co-owners initiated this proposal last year, but it has stalled. The association board is asking for contributions of \$1000 to do the work, with the understanding that after that, the association will maintain the area. So far, \$300 has been pledged. If this is something you think you would enjoy, and you wish to contribute, please contact board president Jim Visser (269-341-1733 or jimvisser7491@gmail.com) before the end of May. Last call.

Announcements

The sprinkler system will be activated in May.

The annual garage sale will be June 1. Vicky Gray (vickygray56@charter.net) is in charge of the event. Start cleaning out your cupboards and closets. Stay tuned for additional information.

WWPC Marketplace. The board believes that Marketplace is working better, now that emails are sent each time something new is posted. Just remember, the WWPC Marketplace has an audience of 148 condo units. It doesn't have the exposure of Craig's List or other online markets. But you can check it out here: <http://wwpines.net/index.php/members/marketplace/>

Reworking the natural barrier along James Street: Our arborists, Bartlett Tree Service, have been consulted regarding the deteriorating condition of the trees behind our northernmost condo units. They will be removing dead and diseased trees in May. Through the generosity of co-owners in that area, new white pines will be planted in their place. The goal is to create a buffer between James Street and homeowners in that part of the association, and to improve the appearance of the association's wooded frontage along James Street.

Serving on the board of directors of the association is a chance to contribute meaningfully to the community, to make decisions, and carry out work that affects us all. Having an all-volunteer board rather than a management company running the show is part of the distinctive character of WWPC. Board members bring a variety of skills to the table: the ability to talk and listen to others; experience as former homeowners, teachers, or business people; interests in building, technology, or finances. And special skills are not essential: good board members are willing to learn new things like the ins and outs of the sprinkler system or insect identification or how to identify wood rot. You know, exciting things like that. A couple of board



members' terms run out in 2020. Please think seriously about whether you might step up and take your turn. We are happy to have you. (And this is a sneaky, *third* call for volunteers!)

Last word: living in a healthy environment

The ponds, even for those of us who don't live on them, are a major attraction to life at WWPC. Fish and minnow planting will occur twice this year, once in the spring and again in the fall. And look who is taking advantage this spring of the health of the ponds. (Photo credit: Mike Gray.)

