



## July, 2019 Newsletter

This newsletter contains information about summer activities, more volunteer opportunities, the monthly building/maintenance report, and information about modification requests: how to use them, and what to expect when you do. There are also a few surprises sprinkled here and there.

### Ice cream social

Time to meet your neighbors and break your diet resolutions! The annual ice cream social will be on July 17 at 6:30 in the grassy area by the Lakewood entrance behind 244 and 248 West. Bring lawn chairs. For this one night only, you may violate the “no parking” rules on our entrance road. There is also guest parking nearby on both East and West. Please remember NOT to put your car tires on the lawn.

Rain date will be the following evening, July 18.

### Book and media swap returns!

Volunteer Bill Hankinson has stepped up to organize the next summer swap of books, DVDs, puzzles, and other media. Bring whatever you have to offer to the bridge on Saturday, July 13, between 10 and noon. This is a chance to pick up good reads, puzzles, or movies that others have enjoyed—all for free. Rain location (gee, do you think it might rain?) is Bill and Joanne’s garage at 497 West, by the James Street entrance. This is a great time to meet your neighbors and share your passions in reading, games, puzzles, music or movies.

### Volunteer opportunity: Waterway Pines Garage Sale Coordinator

The June garage sale went well—despite the weather! Vicky Gray was responsible for the organization, publicity, and directional signs posted that day. More than twenty co-owners participated.

We are looking for someone to volunteer to do that job next June. It is a great way to meet your neighbors, and ideal for anyone who enjoys organizing a sale! The best part



is that WWPC, thanks to previous coordinators, has a detailed sheet of instructions, including publicity contacts, that you can follow. We also have all the signage for the one-way traffic and parking rules, stored in our storage unit. Please contact Vicky ([vickygray56@charter.net](mailto:vickygray56@charter.net)) if you have questions.

**Speaking of volunteers:** Thanks to all who participated in the pond cleanup. Your work is appreciated!

## **From Dennis Mulder: July Maintenance Report and Information**

### **Gutters and Gutter Screens**

Gutters should be professionally cleaned or flushed; members are discouraged from getting on ladders to do so. Also, gutter screens to keep leaves, pine needles, “helicopters” from maple trees, and other debris are being considered from a professional company for select areas of our association. Plastic gutter screens that are designed to go under the first row of shingles are **not** an acceptable solution as they void the water and ice protection for our roofs. The board is working to resolve the gutter clogging issue.

### **Window Frames**

According to our Maintenance Matrix (<http://wwpines.net/wp-content/uploads/2014/05/Doc-maintenance-matrix.pdf>), homeowners are responsible for caulking, surface cleaning, and general maintenance of the window frames. If you have mold (usually found at the bottom of the frame), please use a mold control agent found at any local hardware store. If you have unsealed or bare wood on your frames, please prime it and paint it or stain it. If the paint or stain is showing its age, please repaint or re-stain the wood. Good window maintenance will preserve the look and function of our windows and reduce our window replacement expenses for years to come, thus helping to keep our monthly fees down.

### **Deck staining**

As of this writing, the deck staining for the year is substantially complete. However, if any co-owner has bare, unstained wood on his or her deck, railing, or steps, please alert Dennis Mulder so that it can be addressed. You can use the WWPC website (<http://wwpines.net/index.php/contact-us/>) to do this, by clicking “buildings” on the drop-down menu.



### **July Maintenance Activities**

We have a busy month ahead that will carry over into August:

- Complete electric panel repairs (four more to go, as of this writing)
- Complete cedar trim painting
- Replace 4 damaged garage overhead door sections
- Replace 7 garage service doors
- Paint 14 garage service doors
- Replace Lakewood entrance signs (there is significant horizontal cracking)
- Finish staining any unstained deck railings and planks
- Start window repairs identified by inspection tour, and replace 4 internal gas failure windows
- Continue with gutter cleaning and gutter screen program
- Commence red tag program to identify water shut off
- Continue with house number painting

**Critter report:** Paul Kehnle, board member in charge of unwanted animals, reports that we are trapping moles, planning for termite inspections later in the summer, and thanking beekeeper Brian Waterway for removing a swarm of bees earlier in the spring. Chipmunks are a new worry. They can undermine front porches, if that's where they choose to dig their holes. If you see chipmunks in the front of your unit, consider purchasing a chipmunk trap (like a mousetrap, only bigger) to deal with them. Questions about critters can be directed to Paul using the website (<http://wwpines.net/index.php/contact-us/>) and clicking "pests" on the drop-down menu.

**Are you a reader?** If so, do you know about the Little Free Library project? Check it out at <https://littlefreelibrary.org>. A resident has expressed an interest in exploring whether Waterway Pines could establish a little library somewhere along the bridge. This could be a handyman project for someone who would enjoy woodworking. It would also depend on whether or not co-owners would use or enjoy swapping books this way. Any thoughts? Please direct comments to the secretary: [bamezeske@gmail.com](mailto:bamezeske@gmail.com).



## **Landscape and building modification requests: how to use them and what to expect**

The board is fielding a significant number of requests for work on buildings and landscaping. Please note that the best way to communicate with the board regarding both buildings and landscaping is via the website. Now might be a good moment to review how the process works. So here goes:

### **Buildings, first:**

- The Waterway Pines building maintenance matrix (<http://wwpines.net/wp-content/uploads/2014/05/Doc-maintenance-matrix.pdf>) tells us whether the association or the co-owner is responsible for a particular building repair. In addition, it indicates whether or not specific repairs or changes require board approval.
- If something in your building or unit needs attention, and it is the responsibility of the association to address it, you should notify the board by using the Waterway Pines website (<http://wwpines.net/index.php/contact-us/>) and clicking “buildings” on the drop-down menu. You can expect a board member (usually Dennis Mulder, who is in charge of buildings and maintenance) to respond to you.
- If you wish to make a modification to any part of your unit that is owned by the association (walls, roofs, decks, etc.) you must submit a modification form, available on the website (<http://wwpines.net/wp-content/uploads/2019/01/Master-Modification-Form.pdf>).
- The modification request is considered by the board at its monthly meeting. The board may approve it, reject it, or ask for revisions.

### **Landscaping:**

First, some basic facts: The association’s arborists, Bartlett, make regular inspections of the trees on the property, coordinating with the board member in charge of landscaping (currently Brian Waterway). Their charge is to treat disease, prune, and assess for removal. We have found that Bartlett is a very good vendor to work with, and that they prioritize saving trees whenever possible.



MeadowGreen is the vendor who mows, treats the lawns, prunes twice a year, and carts away occasional landscape debris. They replace or remove plant materials under the direction of the board. MeadowGreen's contract, incidentally, runs through this year. A new contract, possibly with a different vendor, will be negotiated this summer.

To complete our current work to repair faulty electrical panel installation on some units, we often need to remove landscaping to access the panel. The replacement of the removed landscaping is done according to the Board's standards and is paid for by the association. This is NOT a modification requested by the unit owner and should not be viewed as an incentive to ask for association-paid changes at adjacent units.

- If the lawn or plant material near your unit has died or is diseased, please inform the board using the Waterway Pines website (<http://wwpines.net/index.php/contact-us/>) and clicking "landscaping" on the drop-down menu. As with building maintenance work, you can expect a reply from a board member (Brian Waterway, in this case). The board may choose to replace plantings, may choose to treat them for disease, or may choose to do nothing at all.
- If you wish to change an existing planning to something else, or create a new planting, you must submit a modification form, available on the website (<http://wwpines.net/wp-content/uploads/2019/01/Master-Modification-Form.pdf>). Note that the request gives you the option of paying for the modification yourself.
- Like a building modification request, a landscape modification request will be considered by the board at its next monthly meeting. The board may approve it, reject it, or ask for revisions.

Using the association's online communication is efficient for the board, less disruptive than phone calls and knocks on the door, and creates an electronic "paper" trail of any changes co-owners desire or make. We urge you to become familiar with the website and with the modification process, and to use it.





**Finally: Nature at Waterway Pines** (photos courtesy of Bill Hankinson)

