



## August, 2019 Newsletter

This newsletter comes to you as summer is waning: how did that happen? Weren't we just bemoaning a cold, wet spring? Anyway, you will find below an important reminder about docks on the ponds, a variety of information about landscaping, information about summer sprinkling, and a glimpse ahead at 2020 budget concerns. You will also find a summary of July's maintenance activities, and a brief synopsis of what the board is currently working on.

### **Reminder about the docks on the ponds (from board president Jim Visser):**

Please remember that the docks fronting the residential units on the ponds are privately owned by the co-owners of these units, who are responsible for their installation, maintenance and insurance. Please stay off the docks if they are not yours, or you or your guests have not been invited by the owner to use them. Please ask permission before using another co-owner's dock. If you are invited to use a dock, please exercise care to avoid injury and incur liability for the unit owner. Co-owners, please include the docks in your homeowner's insurance.

Our attorney has confirmed that docks are private property belonging to the unit co-owner; the docks do not belong to and are not general or limited common elements of the Association. However, because docks are installed in the Association's common area, under articles IID and VB(2) of our Association's Rules and Regulations, the Board of Directors is permitted to specify the number of docks, their size and configuration, and their construction material, and require their maintenance by the installing unit owners. The Board is empowered to make these regulations because the Association may incur liability for damage or injury if co-owners are allowed to install unsafe docks or fail to maintain them properly.

### **Why we don't park on the grass**

At Waterway Pines, residents and their guests are not supposed to drive over or park on the grass. Why? The sprinkler system, and especially the sprinkler heads, can be damaged if vehicles drive over the lawn. Given that our sprinkler system is aging, taking good care of it is especially important. The cost of sprinkler repair is born by all of us.

Unlike some associations, we have more than thirty guest parking spaces. In addition, every driveway can accommodate at least two cars. Some driveways can hold as many as six!

Please make sure that your guests understand that driving on the grass is not allowed. Remind them of the guest spaces, and remember that any of us can park along the roadway—just as long as the vehicle's wheels do not run over the grass.



### **Landscaping note:**

We have had several instances in the past few weeks where residents have been removing shrubs or bushes on their own. Please do not do so without notifying the Board or Brian Waterway who is in charge of landscaping. We have had some plantings removed because the resident does not like them or thinks they are dying or diseased. While this may be the case, we need to know about landscape concerns so replacements can be authorized after approval is given.

The repair of electrical panels along the garage walls of several units necessitated the destruction of foundation plantings. That plant material was placed along the road—but it was not meant as an invitation to dig up your own plants!

Thanks for your cooperation.

### **Landscape volunteers**

And while we are on the subject of do-it-yourself digging and planting, we have several units that need major re-landscaping due to the repair of electric panels. We can achieve significant cost-savings if we purchase and install new plant materials ourselves, rather than hire professionals to do that work. A job that might cost the association up to \$750 can be done for under \$100. However, it is too much labor for board member Brian Waterway to shoulder on his own. If you itch to get dirt under your fingernails and help plant new bushes or shrubs now and then, please let Brian know ([waterwbr@charter.net](mailto:waterwbr@charter.net)). You will be making a significant contribution to the association, and helping us all to keep costs under control.

### **A word about that sprinkler system (from board member Paul Kehnle):**

We have been watering at 150% of normal for a while now and things are looking good except for a few spots that we are working on.

For the rest of the watering season we will be experimenting with a twice a day pattern suggested by our lawn people. We will water about 10PM to cool down the soil and put some water into the ground. In the morning we will water again, twice as long as the night watering and it will be set to end by 7AM. We are trying to see if this will help on the north side of the Crossings where the soil under the sod is much more sandy than at the south end of the association. If this works as hoped, it is the system that we will adopt at the beginning of the season next year.



## Windows

The spring inspection tour revealed both condition and function issues with some windows in our buildings. The association has spent around \$5,000 so far this year to address the highest priority items on that list. The board will put additional money into the 2020 budget to address the remaining window issues discovered this year. As always, if you have questions or problems with your windows, contact board member Dennis Mulder via the WWPC website, [wwpines.net](http://wwpines.net), using the drop-down menu to direct your concern to the appropriate board member.

## July 2019 Maintenance Work Activity

Electric meter panel repairs- 5 out of 6 completed  
Sunroom support post repairs- 6 completed  
Sunroom band board/soffit repairs- 5 completed  
Cedar trim painting- 1/3 of association completed  
Service door replacement- 8 completed  
Service door painting- 5 of 13 completed  
Gutters and screens- installation by Gutter Pro  
Lakewood entrance signs- consideration continues with Sun Ray Signs  
Garage overhead door replacements- 4 completed  
Bare wood staining- completed  
House number painting- all 148 completed by Ron Rinehart and Dennis and Sally Mulder  
72 work orders sent with 6 outstanding

Goals for August:

- Complete meter panel repairs
- Complete 6 porch railing installations out of 44 for this year
- Complete service door painting

## On the board agenda

Among items to be resolved in the near future are these:

- Awarding of contracts for landscaping and for snow removal.
- Completion of driveway replacement and repair scheduled for 2019 (delayed due to rainy spring).
- Work on the 2020 budget (which entails gathering lots of data about the needs of our property, sending out bids, researching vendors, and estimating costs)



**Be on the lookout for...**

A letter you will receive in a few days outlining a new board policy to address long-term landscaping and wooded perimeter needs. This will figure into our budgets for the next few years, and also into the reserve study we are undertaking.

**Finally...**

...mark your calendars: Annual meeting, Thursday, October 17, Harderwyk Church.

Neighbors, at the Ice Cream Social (photo courtesy of Lyn Zylema):



Another neighbor (photo courtesy of Mike Gray):

