



**November, 2019**

Greetings, co-owners! In addition to information about books, lawn fungus, fish, termites, and email, you will find in this newsletter information about the annual meeting, especially for those who could not attend. We are looking for a volunteer to coordinate the June garage sale. Also, there will be an explanation of a significant change to our water rates.

### **A Little Library**

Let's start with happy news. In the spring, you can expect to find a Little Library where residents and friends can swap books free of charge. Members of a WWPC book group have banded together to fund, build, and maintain our very own Little Library somewhere near the bridge. To learn more about Little Libraries, go to <https://littlefreelibrary.org>. Thanks to the book group, and particularly to the Medendorps and Stuttmans who brought this request to the board.

### **Association Annual Meeting**

Fifty units were represented at the annual meeting and potluck, with about 100 people in attendance. Karen Visser, who organized the event, gives a big "Thank You!" to the many volunteers who helped with the annual dinner: those who set up in the morning, helped serve the meal, cleaned up afterwards, and especially those who brought all the delicious food to the potluck! "We could not have done this without your willingness to help!"

**The PowerPoint presentation** summarizing the year's activities and board actions is available on the [wwpines.net](http://wwpines.net) website. (Log in, click on "members," choose "board minutes" from the drop-down menu, then choose "annual meeting.") We encourage you to take a look.

After the meeting, the board tallied the **results of the evaluation forms**. Residents evaluated various areas of condo management on a scale of 1-5, with 5 being the highest level of satisfaction. Here are the results:

Trash removal	4.97
Overall appearance of the association	4.90
Pond maintenance	4.88
Communication with co-owners	4.85
Board of directors' performance	4.80
Building maintenance	4.68
Lawn irrigation	4.61
Monthly HOA membership fee	4.43



Landscape maintenance	4.34
Pest control	4.30
Snow removal	4.26
Street and driveway maintenance	4.15
Lawn mowing	4.15

An area of concern for many residents is unsightly **lawn fungus**. Here is an explanation from Brian Waterway, board member overseeing landscaping:

*Several residents have asked about the large areas of brown patchy grass in our complex, most notably in the vacant area between 447 and 449 West. The spots are a lawn fungus called Necrotic Ring Disease and can severely damage lawns if not treated. Sulfur seems to be the best treatment and can stop the fungus over time. The fungus is caused by poor soil quality and by overwatering in areas where there is poor drainage. The large areas currently visible may have to be stripped, topsoil added, and reseeded for best results. MeadowGreen has spot-treated smaller areas with positive results but the area on the west side has not responded well. The WWP Board will be discussing how to attack this problem with MeadowGreen by the most cost-effective method.*

There is lots of information on the web about Necrotic Ring Disease. If you wish to know more, you can begin by checking out <https://www.extension.purdue.edu/extmedia/bp/bp-116-w.pdf>.

### **Taking care of the ponds**

As always, the association is thankful for the work of the pond committee volunteers who monitor the condition of the ponds and the creatures who live there. If you attended the annual meeting, you saw a video of the capture of a really large catfish—a predator that is not welcome in our waters. In mid-October, minnows were released into the ponds. They are intended to be feeder fish for larger fish. Their presence and survival help to keep the ecosystem of the ponds in balance.

### **Bugs...**

...namely termites. The 2019 termite inspection began on October 25. The board underestimated the amount of time the inspections would take. As a result, only about 100 of the 148 units were inspected that day. Two potential termite infestations were found, and our pest management vendor will follow up on those. Most units in the southwest corner of the association were NOT inspected. The second round of inspections will occur on Friday,



November 1, beginning about 9:30. If your unit is due to be inspected, you received an email on Monday, October 28.

### **Speaking of email...**

...please pass the aspirin.

Over the weekend of October 25-28, our webmaster, Sally Mulder, tried to switch association email to gmail. There had been problems with the old yahoo platform dropping emails (randomly), that resulted in some members not receiving newsletters and other messages—and the board had no way to tell who had been left out. We thought we had the solution in the switch to gmail, but then discovered a host of new problems.

Sigh. We are back to yahoo mail. If you receive this newsletter via email, WHOOPEE! You might check to see if others receive it, too. Help us to discover if anyone has been missed. Generally, you can expect each month's newsletter to appear at the end of the PREVIOUS month. Our board meetings are generally the 4<sup>th</sup> Tuesday of the month (except when the holidays occur), and the newsletter usually follows shortly thereafter.

When you wish to contact the board, you should be able to do so using the "contact us" button on the wwpines.net website. Nothing has changed there, and it is working properly.

### **Increase in Park Township water rates for 2020**

On October 17, the *Holland Sentinel* published an article announcing significant rate changes for water service. Park Township has not raised rates since 2011, and now needs funds to upgrade infrastructure. New rates are posted on the township website: <http://parktownship.org/departments/utilities/>. The *Sentinel* article is posted as part of the minutes from the WWPC annual meeting on wwpines.net. (Log in, click on "members," choose "board minutes" from the drop-down menu, then choose "annual meeting.") The board is concerned about the effects of this rate increase on the association budget. It was decided at the October meeting to wait to receive more information, particularly the November bill for water, before taking any action. When we have further investigated the costs and their impact on the 2020 budget, we will give the co-owners a full report. This issue will be on the agenda for the November meeting.

### **Will there be an association garage sale in 2020?**

Good question. We need a volunteer coordinator to make this happen. It's good for those who participate to have a number of sales at the same time, because that draws a larger



crowd of bargain hunters. (Around 20 units participated in 2019.) It's also good for the rest of us, even if we don't participate, because it limits garage sales to one Saturday in June.

There is an extensive list of instructions compiled by the previous coordinator, Vicky Gray. Signs for the entrances and the one-way traffic are already created and stored. Any communication to the association can be directed through the secretary. Basically, the job consists of advance publicity via a variety of social media and regular media sites, posting the signs ahead of time and removing them, and arranging for a charity to pick up unsold goods at the end of the day.

Please consider volunteering: the work is concentrated in one or two weeks, and it's a service to all of us.

### **New directories?**

The directory at [wwpines.net](http://wwpines.net) is updated whenever units are sold. If you have an old directory, you might wish to print yourself a new one every so often, just to stay current. If you do not have a printer, the secretary ([bamezeske@gmail.com](mailto:bamezeske@gmail.com)) is happy to print one for you.

**Finally**, take note of the new sign at the Lakewood Blvd. entrance. It replaces the old one which was cracked and beginning to rot.

Happy autumn!

