



## Newsletter, June, 2020

This association newsletter is the primary way the board of directors communicates to most of you. It tries to keep you informed about what's happening, how your association dues are being spent, and what the board is doing to keep things running smoothly. This particular issue of the newsletter feels like a cornucopia of information—maybe because so much activity (paused during the state's stay-at-home order) is now happening.

### REMINDERS

Let's start here, because you already know most of this stuff.

#### Emergency key access

Ninety-three of 148 units have responded to the request to identify someone who holds a key to your unit, in case of emergency. Thank you! This policy was enacted in response to a situation where people needed to enter a unit, and the owner could not be reached. The deadline to let the board know who has that extra key has passed, but please send the information to [bamezeske@gmail.com](mailto:bamezeske@gmail.com) if you have not done so already. The information on your extended absence form (if you have filed one in the past) does NOT meet this need. (Tech talk: the two data sets aren't compatible. Practical talk: the emergency key might be for a time when you are simply unavailable, not out of town.) Board members will follow up with co-owners who have not yet complied.

#### Dryer vent/furnace vent cleaning

You have until June 12 (that's FRIDAY) to indicate via the website <http://wwpines.net/index.php/2019-dryer-vent-furnace-duct-cleaning-authorization/> if you want to take advantage of this. Three things to know: 1) Krystal Kleen is a board-approved vendor, 2) They have given us a special price, and 3) Accumulated dust and lint in your vents is a fire hazard. Enough said.

**Deck washing and staining** is scheduled for June 15-19 at these addresses: 285-430 West, and 1320-1333 Crossing. If your deck is scheduled for work, it MUST be clear of furniture, rugs, etc. You may leave a grill on the deck. Thanks for your cooperation.

#### Recycling containers

As a health issue, our garbage contractor has asked that recycling be put into bins rather than clear plastic bags. This enables the drivers to stay in their trucks, and not handle the recycled materials. We have just learned that recycling containers are now available in two sizes. If you want one, please contact Paul Kehnle ([pkehnle32@gmail.com](mailto:pkehnle32@gmail.com)).



## RULES

Because we live in community.

### Fishing

This is from the association's rules and regulations, found on our website ([wwpines.net](http://wwpines.net)):

*All fish caught are to be released except:*

- 1. Five bluegill per day per fisherman with a maximum of fifteen per week.*
- 2. One bass per day per fisherman with a maximum of three per week, and any fish caught which has been injured as to be certain of death if released.*

This spring, the pond committee (a group of volunteers) noted that the fish population was down significantly, even though we have added fish to the pond each year. The March newsletter said:

*The pond committee recommends the following for those who fish the ponds: most of the fish populations appear to be abnormally low. When fishing, please practice catch and release fishing with barbless hooks. This applies to all species except pike and catfish. Due to the excessive predatory impact of pike and catfish, if you catch one, please remove it from the pond and enjoy it for dinner, or call Ray Browneye at 616-786-3436 and he will dispose of it. Remember also that if you find a dead fish along the pond's edge, call Ray. He will remove it for you, and examine it to determine its cause of death.*

The board asks that no one fish the pond, other than residents or their guests, and that all who fish help us to restore the depleted fish population. (See more about the ponds, below.)

### Trash at the south pond landing

There is no trash barrel on the newly refurbished south pond landing—on purpose. The board does not want to assign any resident the chore of emptying other people's trash, so we hope that everyone who uses that new space will carry away any paper, food containers, cigarette butts, or other debris. Leave nothing behind, and there will be no need for a barrel.

### Feel like refurbishing something on the exterior of your home, or on the common property?

Please don't do it without first submitting a modification form to the board. Changing exterior lights, replacing stone or mulch with pavers, unauthorized painting or staining: all are violations of condo



rules. The board acts on all modification requests at its monthly meetings. Forms for both building and landscaping are on the website: <http://wwpines.net/wp-content/uploads/2019/01/Master-Modification-Form.pdf>

### Signs

This is from the rules and regulations: *No signs or advertisements without Board permission are allowed. The Board does grant permission for real estate or "For Sale by Owner" signs to be displayed directly in front of the unit and within the mulched area.* We are living through a particularly partisan time: please respect others' points of view, and refrain from displaying signs.

## NEWS

...because that's how you know what's happening.

### Driveway repair and replacement

We finally have a schedule for this work, some of it postponed from 2019. We expect the work to begin the week of July 6-10, depending on weather. If your driveway is slated for work, you will be contacted in advance by Steve Vander Molen. If you have questions, contact Steve at [tulipsvm@gmail.com](mailto:tulipsvm@gmail.com).

**Work on shrubs and other plantings** There is a backlog of landscaping projects that will finally be addressed, beginning this month. Look for the DJs crew of workers, Brian Waterway, and a crew of young people under his direction. Thanks for your patience, as much of this work was impossible to do until just recently.

**Waterway Pines social life** is still on hold. The usual July ice cream social is tentatively scheduled for August 19, depending on the state of the COVID danger. The Little Library is still delayed.

**Building maintenance** is going forward full steam. You have probably seen the painters and power washers. Deck staining is scheduled (see above). Pop-up drains in the ground in front of units are being cleared and repaired. Soffit vent covers (outdoors, near your front door) are being evaluated and replaced. Dennis Mulder, who is in charge of buildings and maintenance, is tracking 278 building issues or work items for 2020—so far. Some of these are left over from 2019, some are part of regular budgeted maintenance, and some are the result of the inspection tour this May. As of last week, 83% of the items had been assigned to vendors or to volunteers, and 26% had been completed. Whew.



### **Pond news**

- Dead fish on shore. Scum on the water. Weeds. It seems to be worse on the north pond than the south. What's going on? Some of this is normal for the time of year. Some of it might be run-off from Silver Ridge ponds to our west. Some of it is defying explanation. Our vendor, PLM, is consulting with both the pond committee and the board member who is its liaison about what to do. Everyone is monitoring the situation.
- If you see a dead fish, call Ray Browneye (616-786-3436) who will dispose of it for you. (But not before he examines it to determine a cause of death.)
- This may seem like a bad time to take on oversight of the ponds, but board member Paul Kehnle has done just that. If you have questions or observations about the ponds, please contact Paul via the [wwpines.net](http://wwpines.net) website, clicking "ponds" on the drop-down menu.
- **POND CLEANUP** Residents who live on the pond, and who wish to clean up/rake weeds from in front of their unit, are asked to do so next week. Pile the weeds along the shore. On Thursday, June 18, the landscapers will remove any weeds you have pulled up. If you can do this a couple of days before the 18<sup>th</sup>, it will give the weeds a chance to dry out, and make them easier to collect and remove. Thank you!

### **Bylaw change to reflect the association's new "all-in" insurance policy**

As of June 8, the required 2/3 majority of co-owners consented to this change. We now move to phase two of the process: contacting first mortgagees to get their consent. By law, we must give them 90 days to reply; no reply at all is counted as a "yes." After the 90 days, the change is registered with Ottawa County. That puts our timetable into September. You may certainly talk with your insurance agents about what the new policy means for your own coverage, but PLEASE do not make any changes until the whole process is complete. We hope to schedule an information session with our new insurance agent as the process comes to a close. Thanks for your understanding, and your confidence in the board's decision to change the association's insurance.

If you have read this far, you will be happy to know that THERE IS NO QUIZ!

Stay safe, keep washing your hands, and we'll see you out on Timberlake.