



## August, 2020, Newsletter

Here we are, in the dog days of summer. Why are they called that? Apparently, we can blame the ancient Greeks who associated the hottest days of the year with the position of the star Sirius, called the dog star because of its position in the constellation Canis Major. Whatever the origin, these are days to find shade or AC, drink iced beverages, and slow down.

This newsletter contains more updates about insurance (it's almost time to adjust your individual policies) and recycling. There is a good news/bad news building report, information about the upcoming board election, and appreciation for a long-time volunteer.

### Condo owners' insurance

In the next few days, you will receive via email (or hardcopy, if you do not have email) these things:

- A summary of the association coverage from Farmers Insurance
- A recommendation from the association board about the insurance individual co-owners should carry
- An invitation to two question/answer sessions, held outdoors and masked, with Ben Smith, the Farmers agent with whom the board has worked

The by-law change regarding the kind of insurance you carry will go into effect the second week of September, thirty days after the first mortgage holders on individual properties were contacted. Earlier, a majority of co-owners approved the change.

Please watch for this information.

### Recycling

Our garbage/recycling vendor, Arrowaste, has instituted a new policy, beginning this fall: No recycling will be picked up unless it is in one of their recycling containers. This means that we can no longer

- Bundle cardboard and leave it in the drive
- Place recycling in plastic tubs
- Place recycling in clear plastic bags. (Note: you can still collect your recycling in clear plastic bags, but they must then be put on the curb in an Arrowaste recycling container.

The reason for this policy is to facilitate easier collection for the truck drivers.



Recycling bins are now available in 65- or 96- gallon containers. Neighbors are welcome to share containers. If you need a recycling container, contact Paul Kehnle through the [wwpines.net](http://wwpines.net) website.

Oh, and one other garbage/recycling recommendation: Please wait until dusk to put your bins at the end of your drives.

### **Regarding things we put at the ends of our drives...**

DJs, our lawn service, will pick up yard debris that is bagged in the brown paper bags you can buy at Menards or Lowe's. These bags are inexpensive, made for the purpose of holding grass, twigs, and dead-headed flowers, and cost \$3 for five 30-gallon bags (at Lowe's). DJs will also pick up branches that come down in strong winds (like happened last week) without bagging.

But they are NOT obligated to pick up any yard material put out in plastic bags, clear or opaque. The plastic is not compostable.

Please place yard waste out only on Thursdays, the day DJs is working in the complex.

### **Buildings and maintenance news**

Dennis Mulder, the board member in charge of buildings and maintenance, has created an Action Plan spreadsheet to track work items. The Action Plan has grown to 346 items. As of August 7, 302 items or 87% have been assigned to a volunteer or vendor; 224 items or 65% have been completed. We are nearing the point where most items that can involve volunteers have been completed and what remains (about 1/3) requires professionally skilled and licensed vendors. This raises the possibility of some of this year's work carrying over into 2021.

Furthermore, the shortage of building materials also affects the completion of maintenance/repair projects in 2020. One of our regular vendors reported to us this week that there is a national shortage of lumber, especially of treated lumber. Because of supply and demand, the cost of construction lumber (including treated) is double what it was 5 months ago and there is no assurance that prices will subside next year when the COVID effects may have diminished. Clearly, this has a major impact on the association's budgeting, and makes life difficult for people working in the trades.

In better news, two main projects have been or are nearing completion:

- the conversion of porch railings to PVC throughout the association has been accomplished.



- the flushing of clogged gutters and clogged popups, as well as replacement of broken popups, is nearly complete. This establishes a baseline for future maintenance of the water diversion system which will require a significant volunteer investment and budgeted expense going forward.

The association and its board are grateful for the help of volunteers. Besides the 18 volunteers who worked to complete the annual Inspection Tour, other volunteers have stepped forward to assist in maintenance projects, including Neil Gerry, Larry Bloemer, Ron Rinehart, Wayne Terpstra, and Sally Mulder. These join our professional vendors including Steve Rademacher (K&S Enterprises), Jon VanOverloop (Decked Out-n-More), Martin Medina (K&M Enterprises), Craig Kotowski, Kevin Roelofs, the Window Center, RepcoLite Paints, Werner Roofing, and Raymar Gutters.

### **Serving on the association board of directors**

There are seven members of the board, each elected to serve a three-year term. This year, two board members' terms are expiring.

At the time of this writing, one board member has agreed to continue.

If you are interested in serving on the board, the application is available on the association website: <http://wwpines.net/wp-content/uploads/2018/05/Board-Application.pdf>

The election will occur in October, just before the annual meeting, scheduled for October 12. We anticipate sending co-owners paper ballots, so please watch for that.

### **Finally...**

Waterway Pines has a standing committee of volunteers who monitor the condition of the ponds and the fish. Currently, Al Persenaire, Mike Gray, and Paul Mann serve on that committee. But the person who has been most visible in his work for the association over the years is Ray Browneye, who announced his retirement this month. Without Ray's leadership, the excellent water quality and overall condition of our ponds and the worth of the marine life within them would never have happened. Ray has worked tirelessly to elevate the value of the ponds as a natural ecosystem, and to make sure that we neighbors understood its importance to our community's quality of life.

The board of directors commends Ray for these efforts over the years, and thanks him for all of his work. We value the legacy he has created here at Waterway Pines.