



## Newsletter, mid-October 2020

This edition of the newsletter contains several seasonal reminders, a summary of maintenance activity for the year, plus a summary of the annual meeting, held via Zoom, on October 12.

### Reminders

**Yard and garden clean-up:** The last day DJs will pick up yard waste is next Wednesday, October 21. Please place bags (paper ones, the kind you purchase at Lowe's or elsewhere) at the end of your driveway on that day. A big thank you to Joy and Don Vanden Brink, Mike and Dana Kremm, and Jan Ward for cleaning up the plantings at the entrances.

By the way, DJs is aware that the power cord to the north pond has been cut, and will repair it as soon as possible.

**Deck and porch furniture** may be left in place until Thanksgiving. (We notice that many folks are taking advantage of the mild weather and moving stuff indoors right now, anyway.)

**Recycling:** Our new contract with Arrowaste specifies that recycling will ONLY be collected from the large bins that their trucks can hoist up and empty. Bundled cardboard, recyclables in plastic bags, or in ordinary plastic bins, will not be collected. We are not sure when Arrowaste will begin enforcing this new policy, but the board expects it to be soon.

**Extended absence forms:** Please don't forget to file them. The form is available at [wwpines.net](http://wwpines.net) under "forms."

### 2020 Building Maintenance Summary--10/15/2020 (from Dennis Mulder)

- **Bandboards-** 21 repaired due to water damage
- **Decks-** 33 stained as normal maintenance, 1 resurfaced
- **Doors-** 12 service doors replaced, 30 bottom seals replaced, 25 painted
- **Faucets-** 6 leaks repaired
- **Gutters-** 48 unclogged, 20 extensions added, 3 gutters added, 4 replaced
- **Meter panels-** 6 repaired due to water damage
- **Mold-** 74 units washed (27 buildings- west side) (normal maintenance)
- **Pop-ups-** 12 broken replaced, 27 unclogged
- **Porch railings and posts-** 44 railings replaced and 16 posts replaced with PVC
- **Roofs-** 5 leaks repaired including one from a bullet hole
- **Siding-** 13 repairs due to water damage
- **Cedar trim-** 37 units painted as normal maintenance



- **Vents-** 5 dryer vents and 24 soffits vents replaced
- **Windows-** 6 replaced, 6 seals replaced, 12 trims replaced
- **Inspection Tour-** an annual inspection of all buildings utilizing 18 volunteers.

As of October 15, 2020, 83% of our work orders have been completed.

## Annual Association meeting

**Attendance:** There were 59 participants in the Zoom meeting. That compares favorably to our in-person annual meetings. In fact, last year only 50 units were represented; in 2018, 63 units were represented.

**Board elections:** Wayne Terpstra was elected to his first term on the board. Barbara Mezeske was re-elected to a second term. Seventy-five ballots were cast—just over 50% participation.

**Future garage sale:** Results of that survey question are not conclusive. Twenty-four units voted to continue the sale; fifteen would rather not. Twenty respondents didn't answer the question. We do have a volunteer who is willing to run the sale, once the coronavirus is under control, so it is likely that there will be a garage sale in our future.

**PowerPoint presentation:** Details of the 2021 budget, including the announcement that the HOA fee for 2021 will remain at \$300, and summaries of board activity in various areas (including buildings, landscaping, pest management, roads and driveways, the pond, and others) can be seen by clicking "members" and "annual meeting" on the [wwpines.net](http://wwpines.net) website.

### **Miscellaneous items of interest:**

- There are ten new co-owners since this time last year. Currently, there are no units for sale.
- The average price paid for units in the last year was \$278,780.

**Evaluations:** See summary at the end of this newsletter.

## Need for board volunteers

The board is fully staffed for the next year, but in 2021 the terms of three board members will expire: Brian Waterway, Steve Vander Molen, and Jim Visser. It is never too soon to think about how you can contribute to this community by offering your skills to the board. The board needs people who can organize, communicate, manage finances, and who have good computer skills—or who are willing to learn. Serving on the board is rewarding, because you will be making a real contribution to your neighbors. It is also a job—no point disguising that fact—and we encourage you to speak to board members about what they do, and how you might fit in.



## 2020 EVALUATION RESULTS, October 13, 2020

Please rate your satisfaction with the following on a scale of 1-5 (1=low, 5=high)

	<i>Avg. Score</i> <sup>1</sup>	<i>N</i> <sup>2</sup>
1. Lawn mowing:	4.41	58
2. Landscape Maintenance:	4.28	59
3. Lawn Irrigation:	4.65	58
4. Snow/Removal	4.48	50
5. Trash Removal/Recycling	4.76	59
6. Pest Control	4.53	54
7. Pond Maintenance	4.09	54
8. Street and Driveway Maintenance	3.87	57
9. Building Maintenance	4.22	59
10. Communication with Homeowners, Newsletters	4.86	58
11. Overall Appearance of the Association	4.74	59
12. Board of Directors Performance	4.74	59

Continue the annual garage sale? Yes= 24 No= 15 No Answer: 20

Total evaluation forms received: 59

The top four scoring items are: communication, trash removal, appearance of the Association, and Board performance.

The bottom four scoring items are: street and driveway maintenance, pond maintenance, building maintenance, and landscape maintenance.

All items except one (street and driveway maintenance) scored at least 4 out of 5.

<sup>1</sup> The average score from all respondents scoring this question.

<sup>2</sup> The N varies because not all respondents scored every item