



Newsletter: November 2020

This is the last newsletter of the year, and what a year it has been! The pandemic has taught us the value of garage parties, outdoor gatherings, masks, and Zoom. It has also affected the association by preventing our usual social gatherings, and interfering with vendors' work.

This edition wraps up some final information about insurance, urges you one more time to winterize your home, and lists the impressive amount of building and maintenance work that has been accomplished. There is also information about snow removal, termites, the Little Library, speed limits, and chickens.

One more insurance step: Create a Home Inventory

Now that we have completed the transition to Farmers Insurance, it's a good time to consider creating an inventory of your personal property and any upgrades that you've made to your condo. A home inventory is an excellent way to help make condo insurance coverage decisions and expedite any insurance claims after theft, damage or loss. An up-to-date record of your insurable assets will not only help you in the settlement of a covered loss or claim, but may also help verify tax-deductible property losses and determine the right amount of insurance coverage you need.

An inventory can be in a paper or electronic form, and can include pictures and narrated video. Below are a few links on how to create a home inventory.

Farmer Insurance

<https://www.farmers.com/learn/insurance-questions/how-to-create-a-home-inventory/>

Insurance Information Institute

<https://www.iii.org/article/how-create-home-inventory>

State Farm Insurance

<https://www.statefarm.com/simple-insights/residence/home-inventory-how-to-create-one>



Winter's coming, Part 1

Whether you are leaving for the winter, or planning to stay here in Holland, here is a helpful list of steps to ensure that your unit is safe in your absence:

If you are leaving town:

- Complete the "Extended Absence Form" (available at the association website- <http://wwpines.net/index.php/forms>), listing a local contact person who has a key if the board should need emergency access to your condo. This contact person should agree to make regular inspections of your condo to assure you all is as you left it. Deliver the completed form to the Waterway Pines Association Secretary.
- Turn off "Your Unit Shut Off Valve" in the utility room. This turns off the water supply to your condo. Do Not turn off the "Master Building Water Shut Off Valve", if you have this, as this valve supplies water to your neighbors as well. Only one unit per building has this valve.
- Turn down the thermostat to your furnace to 50-55 degrees to maintain some heat in your condo to prevent freezing of water lines.
- Turn your water heater control to the "Vacation" or "Low" setting to reduce costs and use of natural gas.
- Notify the Post Office and newspaper delivery services of a delivery hold or forwarding address information.
- Lock all windows and doors, including slider doors and garage service door.

If you are staying here:

- By Thanksgiving, your deck and patio should be cleared of all furniture and other items, everything except a grill. Also, all boats and kayaks should be in storage.
- Winterize your outside faucets by turning off the shut-off valve in your utility room, opening the faucet to drain any residual water, and then closing the faucet. This will protect your water lines from freezing.
- Adjust your furnace damper from "A/C" to "Heat", turn on the water supply to the humidifier, and turn on your humidifier to "35-40" to allow some humidity in your condo. Do not set higher as this will put too much humidity in your condo and cause condensation on your windows, causing mold and rot of the window frames.



Report: November Building and Maintenance Work (from Dennis Mulder)

Overall, we are tracking 392 separate maintenance activities for 2020: 80% are completed, 13% are uncompleted but under assignment, and 7% are delayed to 2021.

- 25 bandboards have been or will be repaired by the end of the season.
- 27 decks have been stained and one deck resurfaced with Trex.
- 88 doors have been repaired or replaced, including overhead door seals replaced, service doors replaced and painted, and service door jambs repainted.
- 8 leaky faucets have been repaired.
- 85 clogged gutters have been flushed and cleaned.
- 6 electric meter panels have been repaired.
- 27 buildings have been cleaned of mold.
- 28 popups have been repaired and unclogged.
- 44 porch railings and 19 porch posts have been replaced with PVC.
- 6 roof leaks have been repaired, including 3 at one site and one by bullet hole.
- 13 siding issues have been resolved.
- 12 sunroom issues were resolved but the support post replacement project has been delayed until 2021.
- 32 vent covers have been replaced.
- 24 window issues have been either repaired or replaced.

The board appreciates the work of outgoing board member Dennis Mulder in managing and creating a tracking system for buildings and maintenance. We are especially grateful for the maintenance work he and Sally undertook by themselves.

Winter's coming: Part 2

If a vehicle is parked in a driveway, DJs will not plow that drive. This is a liability issue: no one wants to damage your car.

Termites bugging you? Hope not.

Waterway Pines has an ongoing program of inspection and treatment for termites. Every other year, we inspect the interior of units. Alternate years, building exteriors are inspected. There



are traps in place (in the ground) at the site of former infestations. These are monitored. Any report of possible termites is investigated at once. You can help by being on the lookout for these winged insects, especially in the spring and summer, or for the tell-tale debris they leave behind. (Check the internet for photos.)

The Little Library...

...has been a success. Thanks to the book club that initiated its installation, and thanks especially to Donna Medendorp, Barb Fehlig, and Joan Stuttman who have checked the collection, kept it orderly, and given us all a pleasant place to stop as we walk. The library will be removed when the snow flies in order to keep it safe, but it will return in the spring.

Please watch your speed...

...and be mindful of walkers and bikers. We've had some near misses this year. Be especially careful when backing out of driveways.

And finally, free-range chickens

You may have noticed the disappearance of our small flock of hens that wandered the north side of the association this summer. We are happy to report that they have been successfully re-located to a more appropriate home for the winter—but not before leaving more than a dozen eggs at 490 and 494 West.

You can't say that 2020 has been an ordinary year.