



Newsletter, March, 2021

Welcome to sun and warmer weather! Welcome to the time change! Welcome to light at the end of the tunnel down which we have been moving for the last year!



Below you will find reminders about outdoor furniture, information about deck staining (which might affect your furniture), information about the roads and driveways project, *yet another message* about why we don't drive on the grass, sad news about dog poop, and an invitation to join the merry band that is the association board. Here goes:

Deck and porch furniture may be placed outdoors on April 1. HOWEVER (and that is a big "however"), the vendors who do the staining are not paid to move furniture; they are also not liable for any damage to your things. So, if your deck is on the schedule to be stained, only put out furniture that you are able to clear away when they do their work. Here's another hint: don't schedule your windows to be washed right before the deck workers show up.



Deck staining and power washing of the deck area are done on a three-year schedule. Units at the north end of the development are scheduled for this summer:

Timberlake East: 410, 414, 416, 420, 437, 435, 437, 438, 439, 441, 472, 475, 476, 477, 479, 480, 481, 482, 484, 485, 486, 487, 489, 491, 493, 495

Timberlake West: 436, 440, 444, 448, 449, 451, 452, 455, 456, 459, 463, 467, 473, 477, 481, 483, 485, 487, 490, 494, 495, 497

Deck staining is scheduled to begin around June 21, weather permitting. More information will be available closer to that time.

Dryer vent and duct cleaning is another project that will happen in June. Krystal Kleen has been in contact with the association and offers vent cleaning for \$75 and vent and furnace duct cleaning for \$295. Sign up information will be available closer to the date.

Road work: a sure sign of warmer weather. Several driveways will be totally replaced this summer; roadway cracks will be filled; and all driveways will be sealed. This will be inconvenient, as we all figure out where to put our vehicles while the work is done, how long we must wait to drive on the new surfaces, and whether or not we can close our garage doors. We've done it before: we have every confidence we can do it again. More details will be forthcoming as we get closer to the date.

JEOPARDY answer: A 22-year-old sprinkling system

Question: WHY, OH WHY, don't we drive or park on the grass?

The board is well aware that the cost to replace our original sprinkling system will be significant. It has been calculated in our reserve study (watch the next newsletter for more information about that). The sprinkling system, roofs, and roads are the looming big-ticket costs for any association. It only makes sense to take good care of what we have. Nevertheless, each year, co-owners and their guests park on the grass, wash their cars on the lawns, and drive alongside their units. **Please don't.** And if another co-owner or board member politely asks you to move your vehicle, please comply, for the good of us all.

Dogs and what they leave behind. The board has become aware that the grassy area along Timberlake East, north of the bridge, is pretty bad this spring. Yes,



sometimes when the snow is deep, it's hard to pick up after Fido. But now that spring is here, please clean up whatever is left behind. Your neighbors will thank you.

Serving as a volunteer on the association board

What is the situation with the board?

Waterway Pines has a seven-person board of directors. The terms of three current members expire at the end of 2021--a significant turnover. We are one of the largest condo associations in the county with 148 units. One would think that would make it easier to find volunteers, but that isn't always the case.

Why would I want to serve on the board?

When you serve on the board, you participate in making policies and decisions that affect us all: modification requests, snow plowing, lawn care, insurance providers, and many others. You are in the know about what's happening in the community, like where the problems with insects or invasive plants are occurring. Or how many muskrats have colonized the pond. Or what parts of the buildings are deteriorating with age. You are genuinely serving your neighbors by shouldering some of the burden of maintaining our homes—the very burdens you gave up by joining a condo association in the first place. You will be doing work that matters.

But I have no skills! What qualifies me to serve?

Lots of qualities make good board members. Were you once a homeowner? Are you a good communicator? Are you organized? Have you had experience in business, especially with accounts or accounting? Have you had leadership experience at work, in the classroom, or in other volunteer settings? Can you work with a team? Are you willing to learn new things, like how to manage mole infestations, or how to talk to paving companies, for example? Most importantly, do you have time that you are willing to give to make our community welcoming and well-functioning?

How much work is it, really?

It IS work, and that means it will take some of your time. In some positions, the work comes in fits and starts, is seasonal, or dependent on whatever projects are underway. You can figure on doing something every week, and sometimes something every day. It is NOWHERE near the amount of work most of us did before retirement. And the workload is shared when the board is fully staffed: others cover for you when you are on vacation or out of town.



What are the downsides?

Well, again, this is work. It will require time. You will be doing something for others more than for yourself. Sometimes you will encounter other co-owners who are upset or difficult. You will hear complaints. But you will often hear thanks as well.

Are there benefits?

Of course. Service is always worthwhile. You will contribute to the well-being of the community. You will help to maintain the property value of your own home. You will make new friends. You will help to shape the nature of this community.

What is the alternative to a volunteer board?

The alternative is a professional management company that would manage all board business: insurance, contracts with providers, interactions with co-owners, building maintenance, pond maintenance, etc.

Would a management company solve all our problems?

There would still have to be a board to interact with the management company. The board would be smaller, of course. We would lose some element of community, since requests from co-owners would go not to neighbors, but to an outside firm. There are costs involved with hiring professionals: estimates begin at \$50 or more per month per unit—on top of what we pay now.

I'm thinking about it, but I'm not sure.

Anyone on the board, or anyone who has served in the past would be happy to speak with you.

See you outdoors!