



April, 2021, Newsletter

Spring means a return to lots of activities we put on the shelf for the winter. This year, that includes not only work and activity around the association, but also many activities in our normal lives. That being said, we are not done with COVID yet, and some things will remain on hold.

What's been accomplished

The biggest news is the completion of the **Waterway Pines in-house financial reserves study**.

The association's finances are divided into two components. The first is an annual budget which funds ongoing operational costs (for example, water and garbage service), and repairs and maintenance (for example, porch railing replacements, door and window replacements, driveway resealing, etc.). The second component is a financial reserve which is built up over time to finance major capital costs associated with major repairs, replacements, or enhancements to our buildings, street, and driveways, etc. The membership dues (HOA) we pay each month are used to fund both the operating budget and the financial reserves.

A committee including Jim Visser, Dennis Mulder, Doug Hayden, and Don Vanden Brink worked with other board members' input for nearly a year to create the new reserves study.

The committee wants co-owners to know that their work is a *projection* of costs based on what we know today about our property and buildings, what we assume about inflation, and what we anticipate about how our association's buildings and grounds will age. It is a tool to help future boards plan the annual budget, and set the membership dues (HOA).

The complete reserve study includes a narrative explanation of the process, the spreadsheet of costs, assumptions made about various costs and inflation, and a newly articulated policy adopted at the end of last year that seeks to clarify which expenses come out of the operating budget, and which come from reserves.

By the end of the month, you will be able to see the 2021 reserve study at the wwpines.net website under the "members" tab.



What's getting started

Sprinkling: The sprinklers will be turned on in early May. On the advice of our landscaping provider, DJs, we will sprinkle once per day, at night.

Water meter replacement is ongoing, and appears to be going smoothly. If you live in a unit with a building meter or a sprinkling meter, and you have not yet contacted the installers, please do so as soon as you can.

The new aerator in the north pond should be installed by the time you read this, weather permitting. The pond committee, the landscapers, and the pond management company all agree that correcting the problems of weeds and murkiness will take time, maybe as much as five years. There are no quick fixes.

Spring clean-up will be May 15. If you are willing to volunteer to pull weeds and collect debris, please email Brian Waterway (waterwbr@charter.net) or Jacie Persenaire (aperse1@yahoo.com). There will be more opportunities a little later in the year for volunteers to do some planting in bare spots.

The **annual building inspection tour** will occur May 17-22. Volunteers are needed. No special knowledge is required: training will be provided. Contact Wayne Terpstra (wterpstra@gmail.com).

Muskrats. Two so far. Must be spring.

Landscaping and disposal of yard waste (for you DIY types)

Once the regular mowing season begins, DJs will pick up BAGGED yard waste on the days that they mow.

1. Regular mowing will begin on May 6.
2. Our regular mowing day will be Thursday, though rain or holidays might change that.
3. DJs will NOT pick up branches unless you break them up and bag them.
4. Bags must be the compostable yard bags you can buy at Lowe's, Home Depot, and other stores. Plastic bags will not be picked up.



What's coming down the road (literally)

The summer's major project will be road and driveway repair. Here's what's going to happen:

- ALL driveways will be sealed.
- Cracks in the road will be repaired.
- Nine driveways will be totally replaced. These are 294 West, 285 West, 299 West, 422 West, 481 West, 485 West, 275 East, 281 East, and 1329 Timber Crossing.

This work likely will not begin until July, and won't finish until August. It will require us to find alternate parking places, avoid driving on newly sealed surfaces, and jockey around heavy equipment. More information will be forthcoming as we get closer to the date.

What's still on hold

Next year's board: The association needs volunteers to serve on the board beginning next January. Please think seriously about how you can contribute. Talk to a board member. Investigate. Consider. Help!

Association garage sale: After reading the current COVID guidance from the Michigan Department of Health and the CDC, and given the current surge in cases, the board has decided to further postpone a WWP garage sale. While many WWP residents may have been vaccinated, sale visitors may not, even by mid-June. We have decided to be cautious, and keep this on the back burner for a while longer. We welcome input from residents.

Miscellaneous matters

SLOW DOWN!! Yes, 15 MPH feels like a crawl, especially when all you want to do is get home, or when your brain is on auto-pilot. Slow down anyway. No one really wants to install speed bumps, do they? And even if the occasional Amazon or FEDEX driver accelerates on the straightaways, don't you do it. Please.



Thinking of moving? If you decide to sell your condo here are things to know:

1. The board maintains a list of people interested in buying a home in Waterway Pines. The list is available from the board president, Jim Visser, and can be a useful place to begin to find a buyer.
2. General instructions about your responsibilities as a seller are on the wwpines.net site at <http://www.wwpines.net/wp-content/uploads/2017/01/resale.pdf>
3. Information regarding estate sales is in the rules and regulations, page 11. <http://wwpines.net/wp-content/uploads/2020/03/2020-Revised-Rules-and-Regulations.pdf>
4. Remember that the pet policy limits co-owners to one dog or one cat. Details are here, on page 17: <https://wwpines.net/wp-content/uploads/2020/10/Amended-and-Restated-Consolidating-Master-Deed-with-Bylaws-10-11-20.pdf>
5. Please don't forget to leave a forwarding address with a neighbor, or with the board.

Thanks!

Jacie Persenaire who served on the board in the past is currently helping work with landscaping. We are grateful for her willingness to step up, and happy to have her participating on the board.

Let's have a great summer!