



## Newsletter: May 2021

This newsletter contains the usual assortment of explanations, calls for volunteers, friendly suggestions, and information. Keep reading!

### Explanation of future tax assessment

Did you get another drainage district announcement in your mailbox? Board President Jim Visser did some research. Read on:

*In April, Waterway Pines unit owners received a "Notice of Review" letter from the Ottawa County Water Resources Commissioner, indicating a review of district boundaries for the 20A and 53 Drain District.*

*Several of you called us wondering why we received such a letter since we were reviewed in 2020 and determined to be part of the Harlem Drain district. After conversation with the engineering consultant for the commissioner, apparently the following explanation applies to our condominium association.*

- 1) Due to more accurate technology for determining elevation changes over time, the boundaries for the 20A and 53 Drain District are being slightly revised.*
- 2) A small portion of the southern part of Waterway Pines is actually in the 20A and 53 Drain District; the remainder of our Association property continues to be in the Harlem Drain District.*
- 3) This necessitates a proportionate assessment for any improvements to be made in either of the two drain districts. Apparently, condominium association properties are assessed on the basis of the proportion of property in each district.*
- 4) When there is a drain project to be completed, you will receive two assessments in your winter tax bill, but they will be weighted in proportion to the total Waterway Pines acreage in each district. The calculations of the weighted assessment are as follows:*

*Total acreage of Waterway Pines: 45.12 acres*

*Total Units: 148*

*Acreage in Drain district 20A and 53: 4.49 acres*



*Acreage in the Harlem Drain district: 40.63 acres*

*Each condo unit's assessment share to reach 100% will be calculated as follows:*

*Harlem Assessment: 90.05% =  $(40.63/45.12) \times 100$*

*No. 20A and 53 Assessment: 9.95% =  $(4.49/45.12) \times 100$*

- 5) *In no case will you be double assessed for improvements. At this time, we have not been notified by the commissioner's office of any improvement projects in either drain or of their proposed cost.*

*Jim Visser, Board President*

**Requests for volunteers:** there are many opportunities to get involved here at Waterway Pines. Some involve occasional work; some are ongoing. Some require physical effort; others can be done at your desk. Here's what we are looking for now.

- **Plant and shrub watering.** As landscaping work progresses this spring, old and diseased plants may be replaced with new. If there are new plantings at your unit, please help us all by keeping them watered, especially until they are established. Sometimes the sprinklers aren't enough.
- **Building inspections.** A group of twenty volunteers has already stepped up to do this spring's outdoor inspections. Thank you! Inspections will occur the week of May 17.
- **Grounds clean-up.** Volunteers are needed to pull up weeds, clean out trash, and generally spruce up the property. Meet on Saturday, May 15, at 9:30 at the bridge. Donuts afterwards.
- **Pond raking/weeding.** The sub-committee on ponds is working to improve the water quality, especially in the north pond. During the week of June 15, co-owners who are able are asked to rake weeds from the ponds' edges. More information will be available closer to the date, but all help is appreciated, whether you live on the ponds, fish there, or just enjoy looking at the water.
- **Serving on the board.** Three board members are in their final year of service. We are pleased to report that one person has already volunteered to step into the breach! We need two more people, at least. If you are even the teeniest bit interested, talk to a board member.



## Suggestions

- **Print a new directory.** In the last six months, four units have sold. If you have not updated your association directory, consider doing so. Go to [wwpines.net](http://wwpines.net), log in, go to “members” and click on “directory.” You can sort the directory alphabetically by clicking on “last name.” If you don’t have a printer, ask the secretary ([bamezeske@gmail.com](mailto:bamezeske@gmail.com)) to make a copy for you.
- **Check out the 2021 in-house reserve study.** It is now on the [wwpines.net](http://wwpines.net) website under “members” and “reserve fund analysis.” This document projects future expenses in five-year blocks. There is a helpful “report narrative” at the beginning.

## Information

- Our **sprinkling system** has been activated. Currently, it will turn on at night, four days a week. The frequency and duration of sprinkling will be adjusted as the weather warms.
- **Grounds clean-up:** May 15
- **Building inspection:** May 15-22
- **Pond clean-up:** June 15-17

This week’s weather advisory: Enjoy the sunshine, but don’t forget the parka.