



Newsletter, November, 2021

This edition of the newsletter contains reminders for those of us who are staying in Michigan over the next few months, and a report on the board evaluations co-owners submitted in October.

Winterizing

While some of our neighbors have already headed off to their winter homes, the rest of us are here, listening to leaf blowers and the occasional hail storm, and looking forward to winter. And did you note that the snow plow equipment has appeared in the association? A sure sign of what's to come.

Things to do to prepare for winter:

- 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.

Also, be aware that if you park a vehicle in your driveway, our snowplow service, DJs, will not plow around it. This is a liability issue for the provider.

Summary of your 2021 feedback to the board

Here are the numbers:

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

Topic	Average rating	# of responses
1. Lawn Mowing	4.45	46
2. Lawn Irrigation	4.35	46



3. Landscape Maintenance	4.22	46
4. Snow Removal	4.66	43
5. Trash Removal	4.91	45
6. Pest Control	4.58	41
7. Pond Maintenance	4.36	43
8. Street and Driveway Maintenance	4.44	46
9. Building Maintenance	4.35	46
10. Communication with Co-Owners. Newsletters	4.84	46
11. Overall Appearance of the Association	4.68	46
12. Board of Directors Performance	4.73	46

In General

Respondents scored most highly trash removal, communication, and board performance as the top three areas of evaluation, and lawn mowing, lawn irrigation, building maintenance, and landscape maintenance as the lowest four areas of evaluation. However, all areas of evaluation were scored 4.22 or above on the 5-point scale (5= highest satisfaction).

Board Responses to Evaluation Comments

In the 2021 survey fewer comments were received concerning specific evaluation issues than in 2020.

Lawn Mowing: Some respondents referenced mowers driving too fast and leaving tire-gouged areas in the lawn, blowing cut grass into garages, or leaving the grass cut too long. This has been brought to DJ's attention. However, the length of the cut varies as the season progresses and according to the amount of moisture in the lawn.

Lawn Irrigation: One respondent expressed concern about irrigating the lawn twice per day. For the 2021 season, lawn irrigation was cut back to once per day.

Landscape Maintenance: Comments included treating the lawn/woods edging for grub control, clearing away weeds along the lawn/wood edge, and updating front bed landscaping. These are all good suggestions, and the Board will look to undertake these actions in 2022, budget permitting.

Snow Removal: Only one comment was provided regarding snow removal, concerning failure to repair a lawn area damaged by snow piling over the winter. DJs' will be identifying any such areas in the spring of 2022 and repairing them.



Trash removal: One suggestion was made to look into allowing unit owners to get composting bins in addition to trash and recycling bins. Since DJs picks up properly bagged landscape waste and compost each Thursday during the summer, budgeting for compost bins is unnecessary.

Pest Control: One respondent suggested that unit owners report mole issues more quickly when they occur.

Pond Maintenance: One concern from two respondents is what they deem to be an unnecessary expenditure of budgeted funds for fish planting each summer. The Board is of the opinion that such planting helps keep the ponds healthy and provides an inexpensive means of recreation for unit owners and guests.

Building Maintenance: This area of evaluation received the most comments (ten comments). Suggestions included: repairing all building items at once regardless of the budget cost, power washing the siding more frequently, the need for painting garage shutters, and replacing garage lights with LEDs and automatically turning on all garage lights from dusk to dawn each day. The Board's response is this: repairing building items as they occur is not only budget effective but will be needed each year, regardless of how many items are repaired annually; under a contract with a new vendor we may be able to begin power washing all units each year; the painting of garage shutters is on the schedule based on completing as many as budgetarily appropriate each year; and our buildings are not wired to allow for timers on each building's lights, and to do so would be needlessly expensive.

Communication: Responses included making board minutes more detailed and less vague, and giving residents more advanced notice of work to be done on or near their units. Minutes are intended to alert unit owners of the nature of actions at board meetings. Advanced notice is provided via the newsletter and separate e-mailings.

Board Performance: One respondent suggested that co-owners be allowed to attend Board meetings. Given the mundane nature of most Board decisions, the use of the newsletter and the availability of board minutes, the Board does not feel attending the Board meeting is necessary. However, from time to time with specific issues that appear to be difficult to resolve, the Board will invite the affected residents to the board meeting.

Other Items: Autos exceeding posted speed limits; dog owners failing to pick up after their defecating dogs or allowing their dogs to defecate in front of unit owners' residences. These are items we should all be aware of, in order to be good neighbors.

Have a great Thanksgiving, everyone!