



Newsletter, December 2021

In this issue, you will find information about the new board of directors and their duties, as well as how to contact them. In addition, there are some Christmas reminders and thank yous, some miscellaneous information about routine winter happenings, information about a winter landscaping project, and an impressive summary of the building work that has been done during this past year.

On behalf of the board (old and new), we wish you a Merry Christmas and Happy New Year.

Board of Directors, 2022

President	Dan Ward
Vice-president	Paul Kehnle
Treasurer	Doug Hayden
Secretary	Barbara Mezeske
Directors	Gerry Stoneburner, Duane Sturrus, and Wayne Terpstra

Areas of responsibility:

Gerry Stoneburner	Landscaping and trees
Duane Sturrus	Roads and driveways, snow plowing, snow shoveling
Wayne Terpstra	Building maintenance and repair, annual inspection

The best way to contact a board member is through the wwpines.net website. The “Contact Us” tab offers a drop-down menu that lets you identify the nature of your request or question. When you click “submit,” the message is automatically sent to the correct person. This is an efficient method that allows you to be specific, gives us a digital record of your request, and allows the board member to address your issue at a convenient time. Our goal as a board is to respond to a “contact us” message within twenty-four hours.

And while on the topic of efficient electronic communication, please note that if you wish to submit a modification request for buildings or landscaping, you can do that digitally on the wwpines.net website. Go to “Forms,” and click on either a printable or digital modification request.

Nine WWPC households do not have online connection. If you are one of them, please feel free to contact a board member directly for help, using the phone numbers listed in the directory. If you need a printed directory, please ask the secretary. If one of your neighbors is unable to reach the board online, please consider helping them to do so.



Seasonal reminders and thanks!

- Christmas decorations should be down by the end of January. In the meantime, enjoy the wreaths, lights, and decorations of the season.
- Have you noticed how festive the bridge looks? Thanks to Ted and Karen Ferrell for brightening that spot. You can get a good photo from the pond-side units, or from the open spaces at either end of the ponds.

Miscellaneous reminders and information

- The winds of November did a good job littering the association with loose recycled materials. Now that we have special containers for recycling, it's tempting to just toss all that plastic and newsprint into the bin. However, Sunday nights and Monday mornings are weirdly likely to be windy. Really windy. And then the bins blow open, and that recyclable material takes to the air. And the grass. And the ponds. So please, bag both your recyclables and ordinary trash before you place them in the bins. Use **ONLY** clear plastic bags for recyclables (as we did before the bins became available). Thanks for helping keep the property clean.
- In 2021, two new underwater aerators were installed in the north pond as part of our effort to clean up the excess weeds and murk in that area. These aerators run all the time, including in the winter. If you see turbulence in the water, or notice that end of the pond is not freezing over—that is what is supposed to happen.

Winter landscaping project

In October, the board received a proposal from our landscaping contractor, DJs, to do dormant pruning. This is a service not originally included in their 2021 contract, but recommended in order to lessen the amount of pruning needed in spring, 2022, and to extend the life of some plant material by aggressively reducing it in order to promote new, more shapely, growth. The crew will show up in the next week or so, weather permitting. They will heavily prune deciduous shrubs--including hydrangeas, forsythia, upright yews, butterfly bushes, and more—thereby reducing their size and creating clearance along the buildings. Although the initial pruning can look unsightly, increasing airflow and light to the center of the plants makes the plants more healthy and aesthetically pleasing in the long run.

DJs will begin on the north end of the property, but will not complete the entire project because the board has placed a cap on the cost for this year. If we are happy with the results, the remaining part of the association can be done next winter.



If you have questions about this project, please use the wwpines.net website to contact Gerry Stoneburner or Brian Waterway (<https://wwpines.net/index.php/contact-us/>).

Building Maintenance Summary for 2021 (from Wayne Terpstra)

For all of 2021, we were challenged by material and labor shortages, and pricing. Fortunately, we still expect to complete a few more projects this month before the weather gets too bad. Some projects must be put off until next spring; the bright spot with those projects is that we are now on the top of the contractor's list for 2022. We are hopeful for a better year in 2022 with materials and labor getting back to normal.

In 2021 we were able to accomplish the following projects:

- Painting the white trim on all the buildings in the northwest quarter of the association: 9 duplexes and 5 quad Buildings were painted.
- Deck washing and staining on the north 1/3 of the association: 10 duplex and 7 quad buildings.
- We had 3 buildings' electric panels repaired. This involved removing the electric meters and siding, replacing the OSB backing material, installing the ice and water barrier and then replacing the siding and the electric meters--a fairly complex job that required a coordinated effort with HBPW (the power company), a master electrician and a carpenter. Each building had to be completed in one day in order to minimize the time the power needed to be turned off.
- 3 buildings had major siding repairs due to water infiltration under the siding and deterioration of the OSB backing material. These repairs involved removing the major part of the siding on the wall, replacing the deteriorated OSB backing material, installing the ice and water shield, reinstalling the siding, and, finally, replacing the trim with PVC trim.
- We were able to have 13 buildings' band boards replaced with white PVC boards so no future maintenance will be required. The ice and water shield was also installed behind the new band boards to protect the OSB backer board.
- 6 buildings had their front porch posts replaced with new PVC posts to eliminate future painting and deterioration issues.
- 4 deck surfaces, 3 stair surfaces and 3 cap rails were replaced due to rotting wood surfaces.
- Replaced 3 window sashes due to the wooden frames deteriorating.



- 8 Window repairs were made to adjust and replace broken hardware
- 7 outdoor faucets were repaired or replaced due to leakage or worn-out parts.
- Several gutters were inspected and cleaned of the debris that accumulated over the year and 10 repairs and installation of the foam gutter protectors were installed.
- All gutter pop ups in the front lawns were inspected and the grass cut back to allow them to function properly.
- 3 garage service doors were replaced due to rusting. These were replaced with fiberglass doors to avoid any further need for of this type of repair. 4 others were repaired for gasketing that had come loose.
- We had 16 cases of buildings needing small siding repairs because siding had shifted or come loose. These repairs were done to stop water from getting behind the siding and to prevent the wind from tearing it from the building causing more damage and expense.
- 3 sections of gutters were installed to protect some of the new landscaping from erosion and washing away.
- One of the mailbox stations was damaged and has been repaired.
- The electrical connections for the pond fountain/aerators were also inspected and one replaced.
- One ongoing project is still scheduled for this year. We plan to replace deteriorated posts on 8 sunrooms. This is scheduled for December, weather permitting.

We want again to thank all the volunteers who have helped over the year. This includes those who assisted as inspectors for our spring audit of all the buildings, and others who helped in performing repairs. We also thank those who simply notice something amiss, and let us know so that we can fix a problem before it gets out of hand. We are planning some projects for next year and will be needing volunteers to continue our maintenance efforts to keep Waterway Pines a great place to live. Volunteers also help to keep our budget under control.

FINALLY, the biggest thanks of all

Jim Visser, Brian Waterway, and Steve Vander Molen have spent countless hours working for all of us. We are grateful for their time and talents, and their combined pool of wisdom and history. Steve supervised our major roads and driveways project this summer; Brian dug a lot of dirt and coordinated all sorts planting, mowing, trimming, and treating that make our association so attractive; Brian also is the unofficial association historian, as he remembers things most of us were never here to learn. Jim gave us his steady and organized approach to



just about everything, and helped the rest of us to stay on course. While we will miss all three of them on the board, they remain our neighbors—and we are grateful for that as well.