



June newsletter

Pour yourself a cup of coffee and get comfortable: This is the longest newsletter this secretary has produced in four years, and it is packed with information.

This edition of the newsletter reports how your monthly dues are being used to maintain our roads, driveways, and our buildings. There are some warnings about **moving furniture and plants** off your decks in order for some staining/power washing to be done. There are reports about pests and their removal, the sprinkling system, and the ponds. If you are interested in landscaping, there is a new volunteer opportunity and an announcement about pruning. There is a reminder of why cleaning dryer vents and ducts is important. There is an invitation to the WWP Ice Cream Social. And lastly, some observations about stop signs.

But first, we are happy to announce a **new board member**. Jim Rohrer has lived at Waterway Pines since 2003. He has a background in manufacturing systems development, process management, and operations. He will complete the term of Duane Sturris, and will assume responsibility for roads and driveways, and for snow removal. If you see Duane, thank him for his service; if you see Jim, give him a wave!

Board positions

The terms of two current board members will expire in December. Please consider volunteering your time to help the association to perform its duties and keep this place running smoothly. Talk to any current or former board member if you are interested in knowing more.

Roads & Driveway Update (from board member Doug Hayden)

We budgeted \$42,000 for driveway replacements in 2022. The plan is to replace seven driveways and one guest parking pad, and to crack fill another eight drives. The bid from our preferred vendor came in well under the budgeted amount. We will notify the co-owners whose driveways will be worked on shortly, and will continue to keep them informed as the date for the work approaches.

In May we cleaned out the drains and pop ups at our Lakewood entrance where we've experienced large puddles in the past. We are seeing some improvement. We've also contacted the township about the construction on Lakewood Boulevard, and asked that they work to not increase water coming to our entrance drains.



Building Maintenance Updates (From board member Wayne Terpstra)

We have gotten off to a good start this season, and with a little cooperation from the weather this will continue into the summer. Our team of contactors has been busy this spring: you may have seen several of them around the association already.

- The painters who paint the white cedar trim were here last month and have completed painting the southeast section of the association.
- We have continued to replace sunroom posts with 10 rooms scheduled for replacement this year. Four of them have been completed so far this spring; the remaining 6 will be scheduled as time and weather permit. The posts that are currently being replaced are the posts that have been identified to have some deterioration below the ground level and are being replaced on an as needed basis.
- Decked Out-N-More has been contracted again this year to stain 1/3 of the association's decks. The decks scheduled this year are in the southeast section from 396 East Timberlake, going south to 248 West Timberlake, including the units on the east side of the bridge on Timber Crossing. We will also, as normal, be staining any of the decks that were replaced last year: they have now had a full season to cure and are ready for stain. The staining is scheduled to start, weather permitting, on June 27th. We ask that the decks and patios beneath the decks at these addresses be **cleared of any furniture** to enable the workers to have a clear area in which to work. They are not responsible for the items on the deck.
- As noted in a prior newsletter, we have changed the way we are going to be washing the buildings this year. All buildings will be "soft washed" in the areas that need to be cleaned. This method is designed for buildings constructed like ours. It does not get as much water behind the siding as the higher-pressure washers do. We have contracted with Decked Out-N-More to wash all the buildings in the association vs. the previous method of only doing half of the buildings each year. We will try this method for the next few years and then evaluate the results. The building washing will also begin the week of June 27th, weather permitting, and is scheduled to be completed that week. They have advised us that they do use eco-friendly detergents but did ask that **the items on your deck be either take in or pushed to the outside railing** since the main areas they will be washing will be on the siding. If you do have ornamental flowers or plants, you may want to take them in or make sure they are a bit protected since they could be harmed even by eco-friendly soap solutions.



- We have concluded the Spring Inspection Tour. Items are being tabulated into categories, and then we will issue work orders to take care of these items. Several work orders have already been issued and we do appreciate your patience. Materials and labor are still at a premium and they are working as quickly as possible to get these maintenance items completed. Just as an example of supply issues, we have had a few window and door issues. We have put in orders for replacement parts and **the most recent lead times for replacement windows is currently about 60 weeks**. So, the material supply issues are still plaguing us and we are doing our best to work around these issues to get maintenance items completed.

We want to again thank all the volunteers that have help us this year with the Inspection Tour. It is with your eyes that we can keep up on the maintenance of all the buildings in the association and process the repairs in the early stages to keep the costs down as much as possible. We want to remind you, that as you see any issues that may need attention with either the buildings or landscaping, please use the form on the website so that there is a record of your request/observation which can then be forwarded to the correct board member.

(Note: this is good advice for contacting any of the board members. Your request goes directly to their email, and creates an electronic record.)

Pest Removal and Underground Sprinkling (from board member Paul Kehnle)

Summer is here, sprinklers are sprinkling and critters are roaming. Already we have reported numerous mole problems to the man who takes care of them. Muskrats, unknown burrowing animals, and others have been reported to our trapper. Numerous sprinkler problems have been reported to West Ottawa Sprinkling.

A rain sensor on the southeast corner of the bridge malfunctioned, causing a large area of lawn to brown. The sensor has been replaced, and the grass should recover. I appreciate your eyes in spotting problems and reporting them through our system. If you try to call me and I'm out of the area, I will not get the message. When you report through the wwpines.net website, using the "contact us" button, I am reached by email and as quickly as possible I report to the appropriate service providers. The vendors get out as quickly as possible but they are all in their busy seasons also. West Ottawa Sprinkling tries to bunch things up to save us money.



You can help by being careful where you or your guests park. Sprinkler heads are along the roads and drives pointing in toward the lawns. Driving over them breaks a head really easily. If you see chipmunks that you are concerned about, VanWieren Hardware has traps that will take care of that problem much less expensively than our trapper. Even he tells me that.

Enjoy your summer and let's hope we do not have too many glitches in the system.

Pond Report Part 1: Fishing (from the pond committee)

The ponds are an attractive feature of our association. Many of us enjoy fishing by ourselves and with our grandchildren. The fish in the pond appear to be healthy but their overall numbers are somewhat low. Bluegills and minnows were planted in the pond in May. We plan to plant minnows again in the fall to help the fish make it through the winter.

Co-owners and their guests may fish our ponds. When fishing, please practice *catch and release fishing with barbless hooks* (pinch the barb on the hook closed with a pliers). To help the fish survive, try to minimize the fish's contact with you and the ground and return the fish to the water as soon as possible. This applies to all species **except pike and catfish**. Due to the excessive predatory impact of pike and catfish, if you catch one of those guys, please remove it from the pond and enjoy it for dinner, or call Ray Browney at 616-786-3436 and he will dispose of it for you.

Pond Report Part 2: The North Pond

Here is the situation: The amount of algae and weed growth in ponds is primarily a function of the availability of nutrients and optimum warm temperatures. The most significant factor in our ponds is the fertilizer they are receiving. Much of the fertilizer that is put on our grass and flowers eventually ends up in the ponds. This creates a marvelous environment in the ponds to grow algae and weeds.

When the ponds are treated for weeds and algae the now dead plants don't just disappear: they sink to the bottom of the pond where they build up a nice thick and rich bottom layer of sludge and dead plants. The shallower the body of water, the quicker it warms up, increasing the growth of the algae and weeds. The north pond is pretty shallow to begin with, but the buildup of sludge over the last 25 years is decreasing its depth quite rapidly so that it warms up very quickly, increasing the weed and algae growth even more.

Winds from the south blow much of the surface weed and algae to the shallow north bay.



Here is our response: We have talked to the lawn care people and made them aware of our concern. Their response has been that if the fertilizer application is reduced, people complain about the grass being the wrong color. The bottom line is that we are all trying to walk a very tricky balancing act to keep everyone happy.

The commercial company that treats the ponds for excess weed and algae growth applies herbicides that kill the tops of the plants and algae which then sink to the bottom of the pond creating a long-term problem of increasingly shallow (warmer and oxygen deficient) ponds.

If there is enough oxygen and decomposing bacteria to break down the dead plants and sludge it will eventually turn back into soil and take up less space on the bottom of the pond. To try to start reversing the last 25 years of sludge buildup, a deep-water aerator pump was installed in the north pond. This pump increases the deep water oxygen levels so that the decomposing bacteria can work more effectively, and keeps the water temperatures somewhat cooler. In addition, decomposing bacteria are added bi-weekly to assist in speeding up the breakdown of the sludge, dead weeds, and algae. This is a long-term project that will slow down the aging process of the ponds.

In summary, as long as fertilizer keeps running off into the ponds, there will be excess weed and algae growth. We will keep trying to minimize its impact as best we can, but the core problem remains.

What can you do?

1. Minimize the use of lawn fertilizer.
2. Participate in scheduled pond clean ups.
3. Pray for a north wind.

Thanks for your concern as we work on this together.

Landscaping (from board member Gerry Stoneburner)

First, thanks to all who participated in the May work session!

Second, I am establishing a new Landscape Committee which will

- Evaluate modification requests and render recommendations
- Establish plans regarding needs/priorities of the aging existing landscaping
- Develop plans to beautify our landscaping that will reduce maintenance and costs while enhancing the community.



Please contact Gerry Stoneburner (email gnks905@gmail.com, or telephone 616-994-0145) if you are interested.

Third: Beginning next Monday, June 20, 2022, DJ's will begin their first of two shrub and bush trimmings this year. It is highly desired to let them do this as planned. Flowering shrubs and bushes will not be trimmed. However, if anyone prefers them to restrict trimming or is concerned regarding their flowering shrubs and bushes around their area, you can mark areas you do not want to be trimmed with landscape tape. The tape will be available on the front porch at 426 West (Stoneburners) and 270 East (Haydens).

Dryer Vent and Furnace Duct Cleaning

The association has a discount with Krystal Kleen for these services: \$85 for dryer vent cleaning only; \$400 for both dryer vents and ducts. This offer is good through July 16. As of June 6, 24 out of 148 co-owners had scheduled this service. You can schedule your unit here:

<http://wwpines.net/index.php/2019-dryer-vent-furnace-duct-cleaning-authorization/>

According to the National Fire Protection Association, approximately 3,000 dryers catch fire each year. About one-third of those fires are caused by clogged dryer vents. These fires cause an estimated \$238 million in property damage yearly. Please consider signing up for this service, **especially if you purchased your unit in the last year or two**, and you have no idea when your ducts/vents were last cleaned.

Who doesn't like an ice cream social?

When: Wednesday, July 13, 6:00 p.m. (rain date: July 14)

Where: on the lawn west of the Lakewood entrance

This year, we will be serving lactose-free ice cream as well as the regular kind.

Bring a lawn chair. For this event only, there is limited parallel parking along the west side of the entrance, keeping your vehicles wheels OFF THE GRASS. If Lakewood Blvd. is still blocked, you can also parallel park on the east side of the entrance.

If you have a 30-cup coffee maker or long tables you are willing to share, or if you are interested in helping out, please contact Dan or Susan Ward (dbward@me.com).

We hope to see many of you there!



Q: When is a stop sign not a stop sign?

A: When it is at the James Street entrance.

There are four ways to approach the stop sign when you turn off of James Street and enter the association:

1. Stop, look both ways, and proceed
2. Do a slow, rolling stop, swiveling your neck to check for obstacles
3. Do a FAST, rolling stop, assuming there will never be any obstacle that won't get out of your way before you hit it
4. Blow right on through as though there is no sign at all

It is rumored that co-owners in the vicinity are keeping a running tally and placing bets on how long it will be before someone hits a car coming around the corner from West Timberlake, runs a bicyclist into someone's lawn, or bounces a pedestrian off the front bumper.

For the love of Pete, folks. It's a stop sign. Obey it.



Thanks for reading to the end.