



**November, 2022**

This edition of the newsletter contains a summary of the 2022 association evaluations; information about drainage at the south entrance; miscellaneous tidbits about termites, benches, and pruning; serious advice about winterizing your unit; a warning about hand grips; advance notice of a letter from the board; advice about directories---and finally, a brain teaser.

**WATERWAY PINES CONDOMINIUM ASSOCIATION EVALUATION RESULTS--2022**

Fifty-two of 148 co-owners responded to the 2022 association evaluation questionnaire, ranking performance from 1-5 with 5 being high.

	<b>Average rating</b>	<b>N (Number of responses to item)</b>
Lawn Mowing	4.6	52
Lawn Irrigation	4.5	52
Landscape Maintenance	4.4	52
Snow Removal	4.7	44
Trash Removal	4.9	52
Pest Control	4.7	44
Pond Maintenance	4.5	41
Street and Driveway Maintenance	4.6	41
Building Maintenance	4.7	51
Communication/ Newsletters	4.8	52
Overall Appearance of the Association	4.8	51
Board of Directors Performance	4.9	50

The board is making an effort to contact those who sent comments and signed their names.

**PLANS TO ADDRESS DRAINAGE ISSUES AT THE LAKEWOOD ENTRANCE**

It was the board’s intention to tackle this problem in 2022, but the unanticipated reconstruction of Lakewood Boulevard made that impossible. It is on our agenda for 2023. We are in conversation with vendors about installing large drywells on either side of the roadway. We are also considering other alternatives, and will keep you informed as we move forward. Jim Rohrer is coordinating this project ([jmrohrer14@gmail.com](mailto:jmrohrer14@gmail.com)).



In the meantime, we face another winter during which the entrance, especially near the current drains, is likely to ice over in freezing temperatures. Our snowplow vendor, DJs, will continue to apply salt to both entrances. However, please drive carefully.

### **TERMITES? NOPE.**

The recent inspections did not turn up any new termite infestations. Thanks for your cooperation in letting the vendors access your unit.

### **BENCHES**

They will emerge from winter storage in the spring. The board is grateful to those who have contributed to the purchase of these benches, and would be pleased to place another one or two in the association. If you are interested in helping out, please contact Gerry Stoneburner ([gnks905@gmail.com](mailto:gnks905@gmail.com)).

### **DORMANT PRUNING**

Last year, our landscaping vendor performed “dormant pruning” on bushes and shrubs on the north end of the association. This winter, they will do the south end. The purpose of winter pruning is to lessen the amount of work needed in the spring, 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 when weather permits. 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.

### **WINTERIZING**

While some of our neighbors have already headed off to their winter homes, the rest of us are here, appreciating the beauty of a Michigan winter.

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.
- Be sure that your windows are not only closed, but also **latched**. If the window is not latched, the seal is not complete, air will leak, and your window could be damaged.

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.

**HAND GRIPS/PULLS ON PORCH POLES:** Here is a repeat of a message sent to you earlier via email:

*The association is in the process of replacing cedar front porch posts with PVC posts. This project was started several years ago, since the cedar posts are subject to moisture rot from the bottoms up making them unstable and unsightly. They are being replaced by PVC posts that do not rot or require any maintenance or paint. Each duplex has three posts; each four-plex has seven. So far, about fifty posts have been replaced. This is an ongoing, multi-year project.*

*As this project goes forward, we have become aware that some co-owners have mounted hand grips or pulls on the porch post nearest the front door.*

*These posts, cedar or PVC (old or new) are not structural: they are decorative. Because they are not structural, hand grips or hand pulls are not safe, and should not be installed on the front porch.*

*If you or anyone residing in your unit needs assistance entering the building, you can install hand grips/pulls, ramps or railing by the door from the garage into your unit. Be sure they are mounted securely, per building and safety code requirements.*

*If you have questions, please contact Wayne Terpstra by using the [wwpines.net](http://wwpines.net) “contact us” form.*



## **LOOK FOR A LETTER FROM THE BOARD...**

...explaining more about the 2023 increase in HOA fees. It should come to your email in the next week or ten days. If you do not have email, a copy will be in your mailbox.

## **ASSOCIATION DIRECTORIES**

Several new co-owners have joined the association in the last year. You can find a directory at <https://wwpines.net/index.php/members/directory/>, but you need your password to access it. If you have trouble with your password, contact our webmaster, Sally Mulder at [sndmulder@sbcglobal.net](mailto:sndmulder@sbcglobal.net).

If you prefer a printed directory, you should print a new one every six months or so. If you don't have a printer, but would like a directory, contact the secretary ([bamezeske@gmail.com](mailto:bamezeske@gmail.com)) for a copy.

## **PUZZLER**

There are three pairs of sisters living in WWPC, not in the same units. There used to be four, but one moved away. (What are the odds? I have no idea.). Do you know who they are?

**Have a happy Thanksgiving, everyone!**