



## **2022 Year-End Message from President Dan Ward to Waterway Pines Co-Owners**

**25th Anniversary:** In 2022, whether one is a new co-owner or a long-time co-owner in the Waterway Pines Association, we all share in the opportunity of celebrating the 25th anniversary of Waterway Pines. I invite you to think back and remember where you were living in 1997. Susan and I were living in Okemos, Michigan, back then, never imagining that Waterway Pines or Holland, Michigan, would be our future community. Perhaps your story is similar to ours. Regardless, I hope you are feeling as blessed to live in this condominium association as we do.

**1st Anniversary:** Personally, I also am about to celebrate my first anniversary on the board as president this coming January, 2023. Because there will not be a January, 2023, newsletter, this December newsletter invites me to share some thoughts and reflections over the past year as well as anticipations for the year of 2023, beginning in a matter of days.

**Special thanks:** Let me offer a special thanks to Jim Visser, whose position as president was passed on to me when Jim completed his term of service in December, 2021. I thank him for his time, expertise, guidance, advice and experiences provided to me during this transition time and as needed throughout this past year, as well as guidance from Don Vanden Brink, the previous president before Jim. In addition, board secretary, Barbara Mezeske and treasurer, Doug Hayden, have provided valuable guidance, information and assistance to me over the past twelve months as agendas were created, the annual meeting and special events were planned, and important decisions were being discerned and made by the whole board. Month after month, we gathered virtually via Zoom meetings due to the ongoing concerns of keeping each other healthy by avoiding Covid-19 infections.

**New Neighbors:** Over the past fourteen months (October, 2021-December, 2022), our community has been blessed with twelve new co-owners. Please take the time to welcome our new neighbors, who may have questions about rules and regulations, and yes, the flow of life here in our association. Here are the addresses of our new community residents: 245 E, 275 E, 296 E, 326 E, 334 E, 287 W, 299 W, 324 W, 387 W, 394 W, 430 W, and 487 W. New life abounds!

**Board of Directors:** One of the hidden blessings for me is the unfolding gift and joy of working with every person on the Waterway Pines board of directors. Every person on the board brings their own gifts, expertise and life experiences, sharing the same goal of sustaining a high quality of a well-cared-for community. We truly depend on one another in making the best decisions possible throughout the year, striving to make this shared

communal experience the best it is capable of being. Waterway Pines continues to be highly regarded in the wider Holland area as one of the best places to live because of our association's bylaws, rules and regulations, along with its well-maintained units and public spaces, the overall quality of life, and increased real estate values over time.

**Board Members:** The current volunteer board consists of the following persons committed to sustaining these standards: myself, Dan Ward as President; Paul Kehnle, Vice-President, irrigation, ponds and pest control; (Special thanks to Paul who is ending his service on the Board after completing four, three-year terms); Barbara Mezeske, Secretary; Doug Hayden, Treasurer, (newly re-elected, beginning his second, three-year term); Gerry Stoneburner, grounds/landscaping; Wayne Terpstra, buildings; Jim Rohrer (newly appointed to the Board in April, 2022), roads and driveways; and newly-elected to his first, three-year term, Warren Millett, overseeing irrigation, ponds and pest control.

**Many Thanks:** Let me take this opportunity to offer many, many thanks for Paul Kehnle's twelve years of service. Following Paul's example, all of us are committed to serving all of you as a volunteer board, committing ourselves as co-owners to sustain the same high standards we all have been blessed to experience over the years at Waterway Pines.

**2022 Annual Meeting:** On October 10, 2022, we gathered, again via Zoom, for our annual meeting. It is our hope that we will be able to gather in person (place to be determined) on Monday, October 9, 2023 for our next annual meeting. Rather than repeat what was shared at the annual meeting, I encourage you (available to residents, only) to go to the website, <https://wwpines.net/wp-content/uploads/2022/10/WPCA-2022-Annual-Meeting-V6-color.pdf>, to view the PowerPoint presentation used at the annual meeting. There, you will see what was accomplished over the past twelve months and what goals and projects are anticipated for 2023.

**Reserve Fund Developments:** In 2022, a key new development called "usage based funding" was introduced, addressing the need to increase the very important and necessary savings of our reserve fund. This fund is used for present and future major expenses. From the beginning days of Waterway Pines, the association's financial goal of a sufficient well-funded reserve fund seeks to avoid special assessments in any given year or the need to seek a special interest-bearing loan from a financial institution. Sadly, many condominium associations ignore reserve funding until a crisis or crises occur and crisis funding from each co-owner is required.

**New Concept of Usage Based Funding:** You received a letter in November, describing the reserve fund's current funding and future plans to bring it to a healthier level. Usage based funding asks all of us to pay our fair share of the usage costs for future major projects including replacing roofs, windows, doors, siding, roads and driveways. We look at the total costs of each of these projects and divide it by the life expectancy in years for each. Take roofs as an example. It's estimated that replacing all our roofs will cost \$1,600,000. Asphalt roofs have a life expectancy of 30 years so the annual usage cost for new roofs is \$53,333 (1,600,000/30). We estimate that the annual usage cost for all the major reserve fund replacement projects listed above is about \$208,000.

**Reserve Fund Increases in 2023, 2024 and 2025:** By dividing this total amount of \$208,000 by the number of individual units in our Association, the additional usage funding required per unit amounts to \$78.00 a month. Instead of increasing dues in one year by \$78 a month, the Board decided to split this increase across three years with a reserve fund increase of \$26 each year for 2023, 2024 and 2025. In 2023 our HOA monthly dues will increase from \$320 to \$350, \$26/month for the Reserve Fund and \$4 for increased operational costs.

**On Track:** We will repeat this incremental monthly increase of \$26 over the following two years as well (2024 and 2025). In doing so, we will be on track in establishing a consistent, monthly usage goal of \$78.00 per month per co-owner unit by 2025, sufficiently funding the reserve fund for upcoming future major projects, minimizing the need for special assessments or special loans.

**Final Thoughts:** In closing, I encourage you to please continue to read your monthly newsletters for upcoming projects planned for this year, especially in regards to landscaping and grounds maintenance, building maintenance, roads and driveways. In 2022, a new landscaping sub-committee has been created, assisting Gerry Stoneburner in the multiple needs of our public landscaping and groundskeeping. We thank all of the volunteers throughout the year, who give their time and energies to make our Association the best it can be.

**Thank you:** I, and all the board members I am blessed to serve with on your behalf, thank you for your support, comments, and volunteer hours as you are able. We will strive to be as transparent as possible in our current and future decision-making as your board of directors.

Sincerely,

Dan Ward, on behalf of the Board of Directors at Waterway Pines Condominium Association