



April, 2023, Newsletter

Other than the big Christmas snowstorm, winter at Waterway Pines has been quiet. However, activity is starting to gear up for the association board, for our vendors, and for co-owners. This newsletter will give you a summary of **various activities** that are occurring or about to occur, details of a new **garage sale policy**, and a **cautionary tale** about what can happen if you can't be reached in an emergency. Additionally, we ask you to think about **servicing on the board** of directors, and tell you why you might want to do that. Finally, there are some **general reminders** and a worrying concern about **rising costs**.

Landscaping and grounds: things to know

- Our mowing day will continue to be Thursdays.
- Mulch will be applied the third week of April, weather allowing.
- As part of our effort to improve drainage at the Lakewood entrance, DJs, our landscaping vendor, will be re-grading the grassy areas there during the third or fourth week of May.
- Landscape modification forms are on our website: <https://wwpines.net/wp-content/uploads/2019/01/Master-Modification-Form.pdf>
- Volunteer grounds cleanup is scheduled for May 20. Meet at the bridge at 9 a.m. Wear work gloves, if you have them.

Buildings: activity will pick up as the weather warms

- The annual building inspection still needs volunteers. Please contact Wayne Terpstra at wmpsterpstra@gmail.com. Training will be on May 20 in the morning. Inspections can be done at your own pace over the following week or ten days. No special builders' skills required.
- Deck staining/power washing (see last month's newsletter for addresses) and soft washing of all buildings is scheduled the week of June 19. Plan your window washing accordingly.
- Building modification forms are on our website: <https://wwpines.net/wp-content/uploads/2019/01/Master-Modification-Form.pdf>

Roads and driveways

Four years ago, Waterway Pines began to replace/repair driveways. This practice of continuous management spreads out the ongoing reserve fund costs and avoids a single, very large expense of replacing all driveways at once. The driveway maintenance process begins with a spring inspection to identify those driveways most in need of immediate repair/replacement. Tracking our driveway conditions helps with year-to-year budgeting and reserve fund projections. This year, we have budgeted for ten driveways to be replaced and nine to have crack repairs. We also will seal coat the



driveways and parking pad that were replaced in 2022. Following the inspection walk-about, the specific driveways to be maintained will be identified, estimated materials costs compared to the budget, and a project plan reported to the board of directors and our co-owners. The work will be scheduled for completion during July, 2023. We contract with MSR Asphalt Services for this work. If you have questions, contact Jim Rohrer (jmrohrer14@gmail.com).

The ponds

The WWP ponds are an attractive feature of our condo 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 still somewhat low. Bluegills and minnows will be planted in the pond in May. We plan to plant minnows again in the fall to help the fish make it through the winter. WWPC 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 their 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 a pike or catfish, please remove it from the pond and enjoy it for dinner, or call Ray Browneye at 616-786-3436 and he will dispose of it for you.

The last page of this newsletter is a report from August, 2022, regarding water quality in our ponds. If you have questions, or if you would like to volunteer for the pond committee, please contact Warren Millett (wmillett3@gmail.com).

Biking club:

Do you know that there is an organized biking club here at Waterway Pines? Two years ago, a group began biking together every other Thursday during the summer. We've officially named our group Golden Gears. We meet mid-morning, bike between 15-20 miles on average, and typically include lunch along the way. Our outings begin in May and are scheduled through September. Sometimes we load our bikes for a location outside the Holland community. If you have interest in joining us, or would simply like to learn more contact Don Vanden Brink at opadonvb@gmail.com. See photo below.

Planning a garage sale? The date is Saturday, May 20. And **there are some changes.**

Back in the old days—long before COVID—the association held community garage sales so large that they required creating one-way traffic through the association. As time has passed, co-owners' participation in these sales has waned. As a result, the board will no longer manage an association garage sale: we are passing the responsibility to individual co-owners. We are, however, retaining the



rule that garage sales should be limited to one day per year. The new garage sale policy (posted on the website under Rules and Regulations (Board Policies) is based on our existing policy regarding estate sales. Here it is:

Garage sales are permitted at WPCA during the association's sanctioned community sale during one Saturday in May of each year. Co-owners are responsible for following these guidelines:

- 1. Signs may be placed at the Waterway Pines entrances (Lakewood Ave. and James St.) only on the day of the sale. One sign may be placed in front of the co-owner's unit on the day of the sale.***
- 2. Flags or markers must be placed by the Co-owner on both sides of the street along the grass in front of the participating unit and adjacent units to protect sprinkler heads and to maintain access to mailboxes. The co-owner conducting the sale is responsible for all damage done to common areas as a result of the sale.***
- 3. Any publicity for the sale is the responsibility of the co-owner.***
- 4. Each year, the board will announce the date of the sale, help to put participating co-owners in touch with each other, and make available entrance signs and flags for co-owners' use.***

If you are interested in doing a garage sale this May 20, contact the secretary (bamezeske@gmail.com) who will put you in touch with other interested co-owners. That way, you can generate digital, print, or social media advertising, and coordinate picking up the signs from a board member.

Why completing forms as requested is important: A cautionary tale

A condo association is a community, and we have responsibilities to one another that are different than when we live in a private home. The forms we ask everyone to complete are part of that responsibility. Some are required by law; others are required by the board in response to issues that we have experienced living here.

For example, what happens if something is amiss at your condo? Maybe a smoke alarm is ringing, and it can be heard from outside. Maybe a slider—or a door or window—is open all night and the neighbors know you are out of town. Maybe there is water pouring out of your lower-level slider.

Each of these things has happened at Waterway Pines.

That's why there are extended absence forms, emergency contact numbers, and the general association directory. If you neglect to fill out these forms or to update them when your emergency



contacts or phone numbers change, what's a neighbor or a board member to do? Answer: We call the police, and they investigate.

Please do the following:

- File an extended absence form when you will be gone for more than two weeks.
- File an up-to-date emergency access key-holder form.
- Make sure that the phone number listed in the directory is current and in service.

All forms are available on the website: <https://wwpines.net/index.php/forms/>
Changes to the directory (<https://wwpines.net/index.php/members/directory/>) can be made by contacting our webmaster, Sally Mulder (sjmulder25@gmail.com)

Serving as a volunteer on the association board

What is the situation with the board?

There are currently seven people on the board. The terms of two of them expire in 2023. Despite the fact that we are one of the largest condo associations in the county with 148 units, we find that we have to coax, cajole, and arm-twist people to serve. If EVERYONE served one three-year term, we could keep going for more than 40 years without paying an outside company to manage the association. Think about that!!

Why would I want to serve on the board?

When you serve on the board, you participate in making policies and decisions that affect us all: modification requests, snow plowing, lawn care, insurance providers, and many others. You are in the know about what's happening in the community, like where the problems with insects or invasive plants are occurring. You are genuinely serving your neighbors by shouldering some of the burden of maintaining our homes—the very burdens you gave up by joining a condo association in the first place. You will be doing work that matters.

But I have no skills! What qualifies me to serve?

Lots of qualities make good board members. Were you once a homeowner? Are you a good communicator? Are you organized? Have you had experience in business, especially with accounts or accounting? Have you had leadership experience at work, in the classroom, or in other volunteer settings? Are you comfortable with computers and email? Can you work with a team? Are you willing to learn new things, like how to manage mole infestations, or how to talk to landscapers, for example?



Most importantly, do you have time that you are willing to give to make our community welcoming and well-functioning?

But I go away each winter!

COVID has taught us the value of Zoom. Three of the current board members routinely spend the winters somewhere else. Each of them has committed to continue their work from afar, relying on email and Zoom to communicate with co-owners, vendors, and the rest of the board. Nearly every current board member has Zoomed into a meeting while on vacation. So far, it's working.

How much work is it, really?

It IS work, and that means it will take some of your time. In some positions, the work comes in fits and starts, is seasonal, or dependent on whatever projects are underway. You can figure on doing something every week, and sometimes something every day. It is NOWHERE near the amount of work most of us did before retirement. And the workload is shared when the board is fully staffed: others can cover for you when you are on vacation or out of town.

What are the downsides?

Well, again, this is work. It will require time. You will be doing something for others more than for yourself. Sometimes you will encounter other co-owners who are upset or difficult. You will hear complaints. But you will often hear thanks as well.

Are there benefits?

Of course. Service is always worthwhile. You will contribute to the well-being of the community. You will help to maintain the property value of your own home. You will make new friends. You will help to shape the nature of this community.

What is the alternative to a volunteer board?

The alternative is a professional management company that would manage all board business: insurance, contracts with providers, interactions with co-owners, building maintenance, pond maintenance, etc.

Would a management company solve all our problems?

There would still have to be a board to interact with the management company. The board would be smaller, of course. We would lose some element of community, since requests from co-owners would go not to neighbors, but to an outside firm. There are costs involved with hiring professionals: estimates range from \$20-\$50 or more per month per unit—on top of what we pay now.



I'm thinking about it, but I'm not sure.

Anyone on the board, or anyone who has served in the past would be happy to speak with you.

FINALLY:

- **Dog Poo.** You know what to do. Please pick up after your pet.
- **Vehicle safety overnight:** Please lock any vehicle left overnight in your driveway, or if possible, move that vehicle into the garage. Summer weather makes it easier for theft or vandalism to occur.
- **Annual meeting:** Mark your calendar for Tuesday, October 10. We are going to gather again in person! Come for cookies and coffee, fellowship and information.

AND LASTLY:

As we enter the second quarter of 2023, it is apparent that all costs are rising. We have several major contracts (including landscaping and snow removal) that are due to be re-negotiated. We believe it is unavoidable that our operating costs will increase, and that will be reflected in dues.

The Golden Gears, 2022





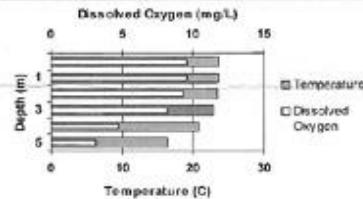
Water Quality Monitoring Report

2022126

Customer	Waterbody	Sample Information
Waterways Pines	Waterway Pines	Date: 8/17/2022 Site: Middle

On-Site Results

Depth (m)	Temperature (degrees C)	Dissolved Oxygen	
		mg/L	%
0	23.6	9.6	113
1	23.6	9.6	113
2	23.4	9.3	110
3	22.9	8.1	110
4	20.8	4.8	55
5	16.3	3.1	34



Secchi Disk Depth 4.0 meters

Thermocline Depth 3

Analytical Results

Parameter	Result	Units	Interpretation
Fecal Bacteria (E. coli)	40	CFU/100 mL	Bacteria count is slightly elevated
Conductivity	305	uS/cm	Moderate concentration of dissolved salts
Total Dissolved Solids	204	mg/L	
pH	8.8	S.U.	Water is slightly alkaline
Alkalinity	107	mg CaCO ₃ /L	Water is soft

Trophic State Evaluation

Based on Secchi Disk Depth	TSI	Trophic Status
	40	mesotrophic

Conclusions

- Water meets bacteriological standards for safe swimming.
- Conditions are good for fish growth.
- Minimum dissolved oxygen is adequate for good fish production.
- pH is within acceptable limits.
- REPEAT LakeCheck NEXT YEAR!