



June, 2023

It has rained this week—finally—and so the first two newsletter items are about water: the ponds and our sprinkling system. You will also find an explanation of the work done in the last month at the Lakewood Boulevard entrance, and well-earned thanks to some volunteers. There is a recap of what kinds of work on or around your unit require a modification form, approved by the board. Finally, there are some important dates to mark on your calendars.

The ponds

It's an old story by now: there is a problem with excessive weed growth at the north end of the north pond. The association is working on it, but there is no quick fix. Here's what you need to know.

There is a pond committee currently consisting of Al Persenaire, Paul Mann, and Mike Gray. Along with board member Warren Millett, they interact with the companies we pay to treat and test the pond water. They also are responsible for stocking the pond with fish, and for monitoring the fish numbers and health. When the time comes to manually pull weeds from the ponds, they are the ones to organize that effort. If you are interested in water ecology, or simply would like to help, contact Al Persenaire (apersel@yahoo.com).

All ponds are dynamic ecosystems. (Otherwise, we would call them swimming pools.) Dynamic systems are characterized by change, and over the last 25 years, our ponds, especially the north end of the north pond, have become shallower. The weeds in the pond interact with fertilizer run-off from our lawns and from other properties to our west. Light, warmth, and nutrients encourage the growth of weeds. Decaying plant material sinks to the bottom, making the pond shallower over time.

The association has taken steps to address this. Algaecides are used regularly. So are supplemental bacteria to help decompose dead algae. Deep-water aerators operate year-round. We are considering the installation of additional underwater aerators, depending on how this season goes. Once or twice a year, volunteers or paid labor rake the weeds near the shoreline, and our landscaper, DJs, removes the debris. The one remedy we know would help is to dredge the ponds. However, investigation has revealed that this is a non-starter: dredging requires equipment that would significantly impact landscaping, underground sprinkling, and surrounding units. Contractors are not willing to do that work on the small scale we need.

There is an extensive and informative pond report, originally written in 2020, that details all of this. If you want to get into the weeds (sorry, couldn't help myself) you can access the pond report on the



wwpines.net website by going to “members,” then “board minutes.” You will find the pond report with the 2023 minutes. It’s really interesting, if you like the nitty gritty.

Underground sprinkling system

Let’s begin by saying that it is old (some parts were installed 25 years ago) and we are doing our best to maintain it.

There are thirteen water valves that control the system—and all are located inside various units. (That’s a decision made by the original builder.) Our vendor is West Ottawa Sprinkling, with whom we have a positive working relationship. They respond quickly to emergencies (like a fountain gushing from the middle of someone’s lawn), but we batch all other adjustments and work to save money on service calls. The sprinkling is controlled by timers which are adjusted as weather dictates. Water sensors are deployed at various locations throughout the complex. Currently, the timers are set to begin just after midnight, cycling through the thirteen zones, and ending around sunrise.

One concern is broken sprinkler heads. If the heads don’t retract after watering, they are especially vulnerable to being broken when vehicles, including lawn mowers, drive over them. If you see a sprinkler head in the “up” position, push it down and check to see if grass has encroached around it, preventing it from dropping down. And, please, NEVER park your vehicle tires on the grass.

June was a very dry month, and some grass did turn brown. We are working to make it better, and ask for your patience. If you have a question or concern regarding sprinkling, go to wwpines.net, “contact us,” and fill out the form, being sure to check “sprinkler system” on the drop-down menu.

Improvements at the Lakewood Boulevard entrance

At the end of May, our landscape contractor, DJs, did work at the Lakewood entrance to address the ongoing problem of water accumulating above the drains, forming a large puddle or small lake on the road—especially on the east side of the drive. The board considered several proposals to help rectify this issue. The course of action that was selected was to regrade the area, allowing a natural slope for the water to flow to the detention areas that were already in place. This reconstruction enlarged the drains from 8 inches to 12 inches allowing more water to enter the drainage system. We will continue to monitor this location in case more adjustments are needed.



We couldn't do it without you: volunteers make the association work

We have many neighbors who volunteer, one way or another, over the course of a year. Here are just a few to thank this time.

Spring inspection volunteers. We have discovered from talking with other associations that our volunteer owner inspections are unique. Each spring, the board member in charge of buildings makes a list of items to focus on. This year, fourteen people walked the property and took note of items needing work. Thank them when you see them.

Quintin Noteboom

Ron Rinehart

Don Vanden Brink

Bill Beiswenger

Mike Kremm

Dennis Mulder

Nick Medendorp

Dennis Pacanowski

Ken Van Tuinen

Bill Hankinson

Jerry Cooper

Jim Visser

Jeff Stuttman

Al Persenaire

General handyman and green thumb. We also thank Don Vanden Brink for planting the beds at the two entrances to the association. Also, earlier this spring, he rebuilt both stop signs (one at the James entrance, and one at junction at the top of the Lakewood entrance) since both signs had faded to pale salmon. Take a look: good as new.

Serving on the board. When a condo association runs smoothly, addresses property needs proactively, is transparent about finances, and responds to residents' concerns, we are all happy. The board is responsible for all that. If you enjoy living here, consider volunteering to serve on the board. Willingness is the first requirement. Familiarity with accounts and budgeting, word processing and email, construction/electrical/engineering backgrounds, experience managing and working on a team, people skills, and a desire to serve others are all desirable qualities in a board candidate. The application to serve is here: <https://wwpines.net/wp-content/uploads/2022/12/Board-Application.pdf>

Modification forms for changes to landscaping and buildings

Living in a condo association is different from owning your own home. Changes to the exterior of buildings must be approved by the board. Even minor changes like the installation of a screen door, or the removal of a bush, and certainly major changes like the addition of a sun room, require a modification form approved by the board. Why? Because the buildings and common properties belong to the association, not to individual co-owners.



Modification forms have to be explicit and detailed. In the case of building modifications, this is especially true. Who is the contractor? Are there drawings? Who is bearing the cost? Have neighboring co-owners been consulted?

Modification forms can be found at wwpines.net under the heading “forms.” Ask questions of board members if you need help.

Calendar reminders

The week of June 19, weather permitting:

- All units will be soft-washed
- Some units on the west side of the complex will have their decks power washed and stained. The addresses are 285 Timberlake West through 430 Timberlake West, and 1320-1333 Timber Crossing.

Here’s what you need to know about that:

For the power washing and deck staining: You must move your deck furniture when the workers come to prevent it from being damaged or soiled. The vendor will not be responsible for anything that might happen to your furniture, umbrellas, rugs, etc.

For the soft washing: These workers can navigate around deck and porch furniture, but you will want to move/protect your hanging and potted greenery. The soft wash process uses a mild soap that may damage plants and flowers.

Driveway and road work will happen the week of July 24, weather permitting:

- Ten driveways will be replaced
- Driveways and parking pads replaced in 2022 will be sealed
- Some driveways will be crack-sealed

Our contractor is MSR, and this will be their third year working in the association. As we get closer to the date, Jim Rohrer, board member heading up this project, will contact affected co-owners with more information and instructions.



Ice Cream Social

Who doesn't spend eleven months looking forward to this event? Meet your neighbors. Eat ice cream. Maybe win a door prize. The ice cream social is scheduled for Wednesday, July 12, at 6 p.m. We will meet on the lawn at the Lakewood entrance behind 244-248 Timberlake West. Bring a lawn chair. Ride your bike. If it is easier for you to drive, then for that night only you may park along the road at the entrance. Bring a car load of neighbors to join the fun.

Rain date: Thursday, July 13, same time.

Final image

A couple weeks ago, a colony of bees set up residence in a bush at the corner of Timber Crossing and Timberlake West. We are blessed in this community to have our own resident beekeeper, Brian Waterway, who removed the swarm. Aren't you glad? You can thank Brian, too.

