



Newsletter: July, 2023

This issue contains a recap of work done in the association during the first half of the year, and a heads up about driveway work later this month. Then, there are some announcements: what to do if vendors or solicitors knock on your door, a new rule about wood fires, a request for handyman volunteers, and an observation about the hot real estate market.

From Wayne Terpstra: buildings

As you have probably noticed, we are busy getting our spring and summer projects completed.

- We have completed (1) the white trim painting of the Northeast quarter of the complex, (2) the deck washing and staining of the West section of the complex and (3) the soft washing of all the buildings.
- The contractor who is replacing the sunroom posts has begun his summer work and has completed two of the twelve sunrooms that are scheduled for this year.
- Four electric meter panels need to be upgraded this year. This work will be completed in late summer/early fall.
- We had a successful spring inspection. The findings from this inspection tour have been reviewed and work orders have been sent out to the contractors. The work will continue throughout the remainder of this year. Thanks to all the volunteers who helped with this inspection: your help is much appreciated.

As you know, like everyone one else, we have been struggling to get contractors to accomplish the needed work. We appreciate the contractors we have for the service they give us in keeping our buildings in good shape. We appreciate your patience as we address projects on a case-by-case basis to get the major ones fixed first. We will try our best to get everything finished in a timely manner. Regarding the cost of materials, we have seen a bit of a reduction in the last several months; supplies have also become more available. This is a big relief from the last few years.

From Gerry Stoneburner: landscaping and grounds

In the past month the landscape team has done the following:



- Responded to numerous requests for tree trimming and removal of dead or overgrown shrubs. The team itself has removed eight overgrown shrubs and trimmed trees for four neighbors. More work is still pending as requests come in.
- Supervised DJ's and Steve & Travis Tree Service as they worked on annual landscaping maintenance, including removal of plant material, and trimming trees and shrubs.
- Worked with four neighbors on modification requests.
- Worked with neighbors to get their sprinklers adjusted and timed (with special thanks to Don Vanden Brink).

From Jim Rohrer: driveways and roads

Work begins the week of July 24, will take several days, and is subject to the weather.

These driveways will be replaced, with all funds coming from the association's reserve:

288 East (DeWys)	413 West (Snow)
321 East (Goulooze)	426 West (Stoneburner)
495 East (Reimer)	436 West (Persenaire)
348 West (Nieuwkoop)	463 West (Medendorp)
391 West (Katt)	490 West (Williams)

We encourage neighbors to invite these folks to share a driveway for the two to four days this work requires.

In addition, driveways and parking pads replaced in 2022 will be seal coated:

246 East	301 West	1332 Timber Crossing
244 West	487 West	NW parking pad near 490 West
248 West		

Eleven additional driveways and one parking pad will have cracks filled.

The board thanks co-owners in advance for their patience and cooperation with neighbors to make this work go smoothly.



Who's that knocking on my door?

In the past week, co-owners have reported people knocking on doors to offer window washing. Solicitation is not permitted in the association, though we really don't have a way to police this. The association maintains a list of approved vendors. Businesses on this list have successfully done work in the association before. This is by no means an exhaustive or exclusive list of service providers—but it is a place to start if you need work done. Here it is: (<https://wwpines.net/index.php/members/vendors/>).

Note that political canvassing, including circulating petitions, distributing campaign materials, and encouraging voter registration and participation, is protected speech under the first amendment. **Political canvassers are not in violation of “no solicitation” rules.**

New rule regarding wood fires

At the July board meeting, the following was added to the association's rules and regulations:

No wood fires are permitted anywhere in the association.

Here is a link to the association's rules and regulations. You can find the new rule in Section II (Miscellaneous) as item Q. (<https://wwpines.net/wp-content/uploads/2023/04/2023-Revised-Rules-and-Regulations-1.pdf>)

Do you have the handyman(woman) gene?

If yes, we have several smaller projects that can use your help. If you have some extra time and would like to help the association, please let us know and we will line up projects to fit your time schedule. Contact person: Wayne Terpstra (wmpsterpstra@gmail.com)

Thinking of selling? The association maintains a list of people who have expressed to the board an interest in living here. This list is a service to co-owners, not a promise to outsiders. If you wish to sell your unit, you and your realtor may want to begin by contacting people on this list. It's a hot market, sales have moved quickly, and direct contact with willing buyers can speed the process for you. The board president, Dan Ward, maintains the list. Contact him at dbward@me.com.

May your summer be full of clear skies, comfortable temperatures, and good memories!