



October, 2023

This edition of the newsletter is brief: a few reminders of seasonal chores (including shutting off water), an abbreviated summary of the annual meeting earlier this week, and an exhortation to consider volunteering for the board of directors in the next year.

Reminders

Perennials and hanging plants should be cleaned soon. DJs will mow on Tuesday, October 17, and again on Wednesday, October 25, for the last time this season. These are the last scheduled days you may place bagged yard waste at the end of your driveway. There will be a later fall clean-up during which DJs will pick up bags, and we will announce that date when we know it.

Only use the paper bags sold at Meijer, Lowe's and other hardware stores: these are biodegradable. Plastic bags, or unbagged plant trimmings are not acceptable. Please keep filled bags in your garage or elsewhere until the morning of the mowing day: if the bags get wet, they are hard to handle and may even burst.

A big thank you to the volunteers who cleaned up the plantings at the entrances.

Porch and deck furniture as well as **kayaks and other water craft** must be stored away by the end of October. Gas grills may remain on decks or patios.

Extended absence forms: Please don't forget to file them with the secretary if you will be away more than two weeks. The form is available at wwpines.net under "forms." (https://wwpines.net/wp-content/uploads/2022/12/Extended_Absence_Form.pdf)

- **Why does the association need to know when I am away?** Leaving contact information with the secretary, arranging for someone to check your condo, and taking precautions like turning off the water are common sense steps to take in case something happens while you are away. Here are examples that have happened in the past: an internal water connection broke, and a unit was flooded; a front door was inexplicably standing open, although the co-owner was in Florida; smoke alarms were sounding repeatedly.
- It probably goes without saying that you should **inform your immediate neighbors** of an extended absence, as well.



WATER WARNING for everyone: If you leave your unit, pay attention to the “Winterizing/Absence checklist” included in the extended absence form. The association has seen what happens when water lines rupture and owners are away.

But even if you stay in town, remember to **shut off water to the front and rear outside faucets**. Extreme cold can burst water lines, causing considerable damage. Several years ago, all water lines in all lower levels were labelled. If you are unsure about how to turn off the correct valve, contact a board member or neighbor to help you.

Annual Association meeting, October 10, 2023

Attendance: There were 60 units represented at the meeting: 56 in person and 5 via Zoom. Eighty-seven people attended.

Board elections: Julie Ballard was elected to her first term on the board. Wayne Terpstra was re-elected to a second term. Ninety-four ballots were cast—just over 63% participation. Many of you cast your ballots in the final 24 hours, which made the board nervous: but you came through in the end!

PowerPoint presentation: Details of the 2024 budget, including the announcement that the HOA fee for 2024 will increase to \$385, and summaries of board activity in various areas (including buildings, landscaping, pest management, roads and driveways, the pond, and others) can be seen by clicking “members” and “annual meeting” on the wwpines.net website.

President’s year-end report: President Dan Ward has written a thoughtful summary of the year and of the challenges facing the association. Log into wwpines.net, click on “members,” then on “2023 board minutes,” then on “annual meeting.”

Miscellaneous items of interest:

- There are five new co-owners since this time last year. Currently, there are no units for sale.
- The average price paid for units in the last year was \$368,267.

Evaluations: As always, co-owners had the opportunity to evaluate the board at the annual meeting. Results of that evaluation will be published in the next newsletter.



Need for board volunteers

The board is fully staffed for the next year, but in 2024 the terms of three board members will expire: Jim Rohrer, Gerry Stoneburner, and Dan Ward. It is never too soon to think about how you can contribute to this community by offering your skills to the board. The board needs people who can organize, communicate, manage finances, and who have good computer skills—or who are willing to learn. Serving on the board is rewarding, because you will be making a real contribution to your neighbors. It is also a job—no point disguising that fact—and we encourage you to speak to board members about what they do, and how you might fit in.

Because recruiting board members here—or in any condo association—is a challenge, the 2024 board has made a commitment to

- Recruit co-owners persistently throughout the next year, asking you to take your turn serving the community
- Investigate the costs and services offered by a number of local outside management companies
- Report the results of those investigations in coming newsletters

Initial conversations with management company representatives indicate that the cost of outside management ranges from \$15 to \$22 per unit, per month. In addition, management companies typically add a surcharge to a range of contracted services (like building maintenance, for example). When volunteers step up to take their turn serving on the board, it saves all of us money and ensures that needs and concerns of co-owners are addressed in a timely manner by neighbors who actually live here.

We plan to feature interviews with the seven current board members in upcoming issues of the newsletter. We hope that reading these will encourage you to apply.

THANKS FOR READING!