



November, 2023

Halloween is in the rearview, and Thanksgiving is around the bend. This newsletter, therefore, addresses some of the seasonal concerns of life at Waterway Pines: **winterizing** our units, coping with **snow** on our roads and walkways, and dealing with pesky **rodents**. You will also read about a **volunteer group** that supports neighbors who could use a hand. Some of you are looking to move on (literally) in the next year, so there's information about **selling your unit**. In addition, the next few newsletters will return to the topic of **maintaining a volunteer board** and avoiding the need to hiring a professional management company. This edition of the newsletter talks about the role of the **board president**. Finally, we end with a self-congratulatory mention of the **association evaluations** collected last month at the annual meeting. Pour a cup of coffee: this could take a while.

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Moisturize! Moisturize! Moisturize! That's supposedly the key to ageless beauty. Here at Waterway Pines, we change that to **Winterize! Winterize! Winterize!** It's not about beauty, but about keeping us and our buildings safe in the cold.

- By now, annual plants should be cleared away.
- Furniture on front porches, decks, and patios should be stored. Only grills may remain on decks or patios.
- Water to the exterior of your unit should be shut off.
- Water to your unit should be shut off if you are away for an extended time.

NOTE: the water valves in your basement have been labelled, but even long-time co-owners sometimes get confused. Don't let that stop you from protecting your home from water damage. Ask a board member or neighbor to help you figure out how to shut off the water. It's WAY BETTER that cleaning up after a flood.

SNOW SEASON: It's upon us.

While you are winterizing, give a thought to **smart snow behavior**.

- Whenever possible, keep your vehicles in your garage.
- If you must park outside your garage, park close to the edge of the driveway away from the front sidewalk to allow snow plows to access your drive. Plows will not return after you move your vehicle. Plows are not responsible for damage to a vehicle left in the drive.



- Count on this: the areas around the mailboxes **will be slippery**. Proceed with caution. Consider driving to the mailbox (Don't be embarrassed: Lots of us do just that.).
- Please be patient with the hand-laborers who clear your sidewalk and the front of your garage. Hand shoveling is much slower than machine plowing. The weather conditions can be brutal, shortening the time workers can be outdoors.
- If there is a problem with snow clearance, contact Jim Rohrer (jmrohrer14@gmail.com).

EEK! A mouse! (Or maybe it's a vole.)

There have been numerous reports over the course of the summer about mice and vole sightings in units on Timber Crossing, and adjacent units on East and West Timberlake.

The association is not responsible for removing these critters. However, there are some steps you can take to prevent or deal with them.

1. Make sure there are no unsealed openings around the exterior of your condo.
2. If you have a bird feeder, do not overfill it; rake up the seed on the ground often; keep the seed in a sealed metal container.
3. Pet food or any other food stored in the garage or outside the condo should be in a sealed metal container.
4. Do not feed the ducks or geese.
5. Keep landscaping materials trimmed away from the house.

Old-fashioned mouse traps work well. If you can't stomach reusing them, they are easy enough to deposit in the garbage. Voice of experience: be cautious about poisons that might cause a rodent to die in your walls. The smell can be awful.

Volunteers providing meals

For the past year, a group of volunteers has been providing meals and other support to co-owners who have experienced illness, loss, or other challenges. Waterway Pines Neighbors for Neighbors includes Shannan Chada, Annette Nowicki, Deborah Ottsen, and Betsy Sturuss. If you would like to receive help, if you know a neighbor who might appreciate a meal, or if you would like to participate, please contact Betsy Sturuss at ivylyn3@yahoo.com.

Thinking about selling your unit?

There are several resources to help you:

- First, a basic summary of what is expected of you, as the seller:
<https://wwpines.net/wp-content/uploads/2022/12/resale.pdf>



- Second, here is information for a prospective buyer that can be shared with your realtor: <https://wwpines.net/wp-content/uploads/2023/02/prospective-buyer.pdf>
- Third, the association president keeps a list of prospective buyers who have expressed interest in living at WWPC. Right now, the list is quite short, which is mostly a reflection of the current real estate market. In the past, there have been as many as a dozen names on this list. Ask for it. You can share it with your realtor.
- Fourth, the association bylaws, rules, and regulations are available at wwpines.net under the “documents” tab. Prospective buyers and realtors need to know about association restrictions to avoid disappointment on both sides.
- If you plan an estate sale, here is the permission form with guidelines: <https://wwpines.net/wp-content/uploads/2022/12/Estate-Sale-Form.pdf>

Lastly, keep the board informed. When your unit sells, share contact information for the purchaser.

P.S. If you don't have a printer for these various forms, contact the secretary for copies.

We need volunteers to serve on the board: Let's talk about that.

At the annual meeting, the board reminded co-owners that in 2024, three board terms will expire. That means there will be three new members in a board of seven beginning in 2025— IF members of this community step up to take their turn.

Therefore, in 2024, the board—all seven of us—is committed to three projects:

- First, each of us is committed to recruiting aggressively. We will be twisting arms, cajoling, and persuading you, our neighbors, to take your turn serving on the board.
- Second, we will begin to investigate management companies. We will solicit estimates for the cost of managing this association; we will interview them about what services they will or won't provide; and we will question them about how co-owners communicate with them, and about expected response time. Initial estimates of cost, gathered at the September Lakeshore Area Condominium Association meeting ranged from \$15-\$22 per unit, per month, plus additional surcharges on some of the association's contracted work.



- Finally, we will share what we learn about various management companies via the newsletter, so that the community remains informed about the choices we face.

Interview with current board members: Board President

As part of our effort to encourage co-owners to take their turn serving on the board, in the next six newsletters we will talk with our current board members about their experience on the board. First up is President Dan Ward who is in the third year of his three-year term.

Hi, Dan. Let's begin by asking you to describe what you do as president of the board.

I am responsible and involved with setting the monthly and yearly plans for the board. That means creating meeting agendas, chairing the monthly meetings, and tracking long-term projects.

What's an example of a long-term project?

A good example is the changes we made this past year to the Lakewood entrance to solve a long-standing drainage problem. Several board members were involved with making the decisions around that.

What else do you do?

I have taken the time to become familiar with the rules and regulations, which are the glue that keeps the association steady and ensures that co-owners are treated equitably. I confess I didn't pay much attention to them before I got on the board.

You are a pastor. Are there transferable skills from that work to working on the board?

Yes. Being a good listener. Remaining calm. Defusing conflict before it escalates. This is similar to parish work. Rather than confrontation, you address an issue directly, communicate consistently, and reach resolution.

Another skill, of course, is being comfortable leading meetings, and being familiar with Robert's Rules of Order.

I have found that it helps to want to know the association/community in a deeper, more engaged way. It helps to have a curiosity and openness to learn new details. It requires paying attention to what's happening with your community.

What have you enjoyed about being president?

Having a fuller understanding of the association and how it works.

Getting to know my neighbors, especially working with those who are moving in or out of the community.

Being part of shaping the future by looking down the road one to five years.



How much time does the job require?

Once a month I write an agenda and chair a meeting. Once a year, the board together plans the annual meeting. In addition to those regular time commitments, I spend 2-3 hours a month on board business, usually divided into smaller amounts of time at irregular moments.

Any further reflections?

A sense of organization is helpful.

So is a willingness to take phone calls and communications from co-owners.

You can read additional board profiles in upcoming newsletters. Please seriously consider taking your turn to serve in the community.

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Results of annual evaluation of the association

Each year, the association invites co-owners to evaluate the operation of the association as part of our annual meeting. This year, fifty-one co-owners ranked various services from 1-5 (with 5 being high). Here is a summary of their ratings:

Lawn mowing	4.5	Pond maintenance	4.5
Lawn irrigation	4.3	Street/driveways	4.6
Landscape maintenance	4.4	Building maintenance	4.7
Snow removal	4.6	Communication/newsletter	4.9
Trash removal	4.9	Overall appearance	4.9
Pest control	4.6	Board performance	5.0

The board is grateful for its high ranking, and for the expressions of support offered in the comments. All comments have been summarized, and presented to the board for discussion. Please do not hesitate to send concerns and comments to the board at any time.

That's all folks! Thanks for reading.