



December 2023

On behalf of the board (old and new), we wish you a Merry Christmas and Happy New Year.

This issue of the newsletter announces our association officers for 2024, and reminds everyone how to communicate with our board. There are reminders about dues and Christmas decorations, and a bit of chastisement for whichever Timberlake West resident didn't bag her or his recyclables last month. We also have to tell you a piece of unwelcome news regarding our association insurance. Finally, as part of the ongoing effort to convince you that YES, you HAVE WHAT IT TAKES to volunteer for the board, we conclude with a profile of a current board member.

Board of Directors, 2024

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|----------------|--|
| President | Dan Ward |
| Vice-president | Wayne Terpstra |
| Treasurer | Doug Hayden |
| Secretary | Julie Ballard |
| Directors | Jim Rohrer, Gerry Stoneburner, and Mike Gray |

Areas of responsibility:

| | |
|-------------------|--|
| Mike Gray | Pests, garbage, underground sprinkling, ponds |
| Jim Rohrer | Roads and driveways, snow plowing |
| Gerry Stoneburner | Landscaping and trees |
| Wayne Terpstra | Building maintenance and repair, annual inspection |

The best way to contact a board member is through the wwpines.net website. The "Contact Us" tab offers a drop-down menu that lets you identify the nature of your request or question. When you click "submit," the message is automatically sent to the correct person. This is an efficient method that allows you to be specific, gives us a digital record of your request, and allows the board member to address your issue at a convenient time. Our goal as a board is to respond to a "contact us" message within twenty-four hours. If that doesn't happen, please let us know by contacting the president or secretary directly.

And while on the topic of efficient electronic communication, please note that if you wish to submit a modification request for buildings or landscaping, you can do that digitally on the wwpines.net website. Go to "Forms," and click on either a printable or digital modification request.



Seven of 148 WWPC households do not have online connection. Those people receive this newsletter and other major board communications (like budget and annual meeting information, and by-law changes) in paper copy. They do NOT receive short messages (like Marketplace listings, timely announcements about plowing or landscaping schedules, or notices of death of co-owners). If you are one of those who doesn't have email, please feel free to contact a board member directly, using the phone numbers listed in the directory. For a printed copy of the directory, please ask the secretary. If you DO receive electronic messages from the board, and know that one of your neighbors is unable to reach the board online, please consider helping them stay informed.

Reminders:

- Association dues for 2024 will be \$385 per month, beginning in January.
- Christmas decorations should be down by the end of January. In the meantime, enjoy the wreaths, lights, and decorations of the season. And say thanks to Ted Ferrell and Bill Beckman, the volunteers who decorated our bridge for the season.

About recyclables:

Most recyclables (paper, cardboard, plastic) are lightweight. Does it seem to you that Sunday nights, every other week, are the windiest in the season? The folks living on East Timberlake believe that is true, since the east-siders receive all the windblown debris from unbagged garbage. We have addressed this issue in the past by asking EVERYONE to bag recyclables in clear plastic, and we thought we had the problem pretty much solved until last month when one bin of unbagged paper and plastic blew away, and mostly landed in the ponds. This required several people (at least one of them in a kayak) to pick up the debris, clear the pond's margins, and clean up. Please be considerate of your neighbors and the ecosystem, and bag your garbage.

Association insurance: a sign of the times?

Our current insurer, Farmers, notified us in November that they are cancelling our policy as of February 29, 2024: they are simply getting out of the business of insuring a property as large as ours. We have discovered that State Farm, our previous provider, has also stopped insuring properties like ours. This is not due to anything we have done: in fact, we have made no claims against our current policy. Rather, this seems to be part of the industry's response to large claims that result from hurricanes, wildfires, and climate change in general.



Treasurer Doug Hayden is researching alternatives, with the expectation that he will find a replacement insurer who will write a policy similar to what we currently have. You can expect to hear more on this in the new year.

Thanks...

- To Barbara Mezeske who is completing six years of service to the board this month
- To everyone who has ever volunteered on the board, or as a building inspector, weed puller, librarian, fish planter, goose wrangler, gardener, pop-up cleaner, painter, mole spotter—or in any other way helped to make WWPC a good place to live.

Repeat exhortation: Volunteers make all the difference. Please consider taking your turn.

At the annual meeting last October, 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. Please hear us out, and consider taking your turn.
- Second, after the holidays we will begin to investigate management companies. Initial estimates of cost, gathered at the September, 2023, 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: Member at large Wayne Terpstra

As part of our effort to encourage co-owners to take their turn serving on the board, in seven newsletters (November through July) we will talk with current board members about their experience on the board. Last month was President Dan Ward. This month, it's Wayne Terpstra's turn.

Wayne is at the beginning of his second three-year term on the board, which will expire in December, 2026. He is currently in charge of buildings and maintenance.



Hi, Wayne. Let's start by talking about what your job is.

I coordinate and manage exterior building issues: siding, trim, garage service doors, windows, decks, etc. That means a lot of communication between contractors and co-owners. For example, when an electrical panel is replaced, the co-owners have to be alerted that they won't have power, the HBPW has to be involved, and the contractors have to be scheduled.

I oversee about \$130,000 of the board's annual budget. I also keep records of work done, so that whoever does this job after me has an historical record.

Contractors?

Yes, we have a number of companies that have worked in the association for several years. Some of them perform regular, recurrent maintenance like deck staining, soft washing, and trim painting. Others are engaged in multi-year projects like the replacement of sunroom support poles. Still others work on one-and-done projects of varying sorts.

What is your background for this kind of work?

I am a mechanical engineer by training, and I have worked with building systems and products for most of my career, including fireplace companies, product safety, and testing.

The board member who had this job before me was Dennis Mulder, who worked as a clinical psychologist. I mention that just to illustrate that while I have a certain building-related skill set, someone with a different background can certainly do the job well. I would say that one would need to ask questions and be willing to learn new things. It's helpful to be able to do smaller tasks yourself, but that's not necessary either. The fact that we have contractors who know our buildings and the work they are assigned is helpful. It's also important to note that former board members are great resources for advice and support.

How much time do you spend on all of this?

First, building work happens mostly between May and October, so winter is pretty quiet. The one week in May when the volunteer inspection tour happens is busy: the volunteers have to be organized, and then everything they report has to be recorded and batched so that issues can be addressed during the rest of the year. Board meetings take 2-4 hours once a month. I estimate I spend about 8 hours a week May-October, but much less during the rest of the year.

Are you fully retired from your professional work? Do you travel?

No, I am still working about 20 hours a week. In addition, we take a couple of months in Florida during the winter, and we have taken several shorter trips to see our family. The key is



to have email access, which I almost always do. Much of the work can be accomplished via email, especially when you know the contractors and are familiar with the buildings.

What do you like about serving on the board?

It's gratifying to see things done for people and to keep the physical buildings looking and functioning well. I've enjoyed meeting residents. I also like to problem solve which is handy when something unusual happens (like bees behind siding or an intermittent roof leak).

You can read additional board profiles in upcoming newsletters. Please seriously consider taking your turn to serve in the community. A volunteer board responds more quickly to issues, does not add additional costs, and has a vested interest in maintaining property values.

The next WWPC newsletter will be in February, 2024.