



Newsletter, February 2024

Welcome to the first newsletter for 2024! This edition of the newsletter will cover our proposed calendar for the year, an update on insurance coverage, and a refresher on a few of our policies and procedures, as well as an interview with Jim Rohrer, board member responsible for roadways, driveways, and snow removal.

Proposed Calendar for 2024 - mark your calendars for upcoming events

Spring clean-up (volunteers needed)	May 18th
Conduct building inspections	May 8 - 12
Garage sale	TBD
Pond clean-up	June 13 - 15
Building washing & deck staining	June 24 - 29
Ice cream social	July 10, (rain date July 11)
Annual meeting	October 15th
Monthly board meetings	2nd Monday

In addition, roadway and driveway work will occur in the summer, likely July and August. Painting will be focused on the southwest section of the association this year. Dates have not been confirmed yet, as they are weather dependent. We will be communicating dates for all ongoing maintenance and repair work as they become available.

Insurance update

Treasurer Doug Hayden has been very diligent in obtaining quotes to cover our association. Several companies declined to quote us, as they also are not insuring large developments such as ours. We did receive a total of 5 quotes, ranging from \$46,533 to \$127,600, after careful review of all aspects of the policies we have chosen to go with Farm Bureau. They offered us the best coverage, and price. That being said, our costs for insurance are increasing. For basically the same coverage we had before, our new annual costs will be increasing from \$33,226 to \$46,533. Good news is, because of careful planning, we have funds in our operating fund to cover the additional costs this year. Our new policy will begin February 29th.



Absentee Form

As a reminder, if you will be away from your unit for more than two weeks, please fill out an *Extended Absence Form*, which can be found on our website:

Electronic form: <https://wwpines.net/index.php/forms/>, click on “extended Absence and Checklist”, or

Paper form:

https://wwpines.net/wp-content/uploads/2022/12/Extended_Absence_Form.pdf

Please deliver to the secretary, Julie Ballard, 485 E, either electronically, by dropping it off, (being new to the neighborhood, I am enjoying getting to meet other residents), or snail mail. On the back of the absentee form is a checklist, which is very helpful when planning to be away for an extended time period. Note: when turning off your water, make sure it is the valve for your unit only, and not the valve for the whole building,(one unit in each building has such a valve).

The sole purpose of this form is to protect your real estate value and the value of the adjoining co-owners’ property and to relieve the association of any preventable casualty loss or unnecessary expense due to accident or co-owner negligence.

Access Keyholder Forms

This form is required by our by-laws, Article V, Section 7:

“Each member shall provide the Association means of access to his unit and any limited common elements appurtenant thereto during all periods of absence, and if such member fails to provide a means of access, the Association may gain access in such manner as may be reasonable under the circumstances and shall not be liable to such member for any necessary damage to his unit or any limited common elements appurtenant thereto caused thereby or for the repair or replacement of any doors or windows damaged in gaining such access, the costs of which damage shall be borne by such member. Unless otherwise provided herein or in the Master Deed, damage to a unit or its contents caused by the repair or maintenance activities of the Association, or by the common elements, shall be repaired at the expense of the Association.”



Also, it is to protect co-owners property value, much like the extended absence form. We have had several situations over the years where the access prevented a loss to a co-owner, which protects all of us.

If you need to make any updates to the individuals who have access to your unit, please submit a new form. If you are not sure who you originally designated, reach out to me via the wwpines.net website, and I will let you know. If we don't have anyone on file for your unit, the Secretary, Julie Ballard, will be reaching out to you. Below is the link to the form:

Electronic Form: <https://wwpines.net/index.php/forms/>, select *Access Keyholder*

Paper Form: <https://wwpines.net/wp-content/uploads/2020/10/Access-Key-Form.pdf>

Again, same options apply, send in electronically, hand deliver, or snail mail.

Sign Policy

As a reminder, we do have a sign policy, Under the WWPCA Bylaws, Article VII, Section 1: (h) No signs or other advertising devices shall be displayed which are visible from the exterior of a residential unit or on the common elements, including "For Sale" signs, without written permission from the Association, which permission shall not be unreasonably withheld.

Approved signs may be placed in the front garden area of a residence, not along the driveways or roadways.

Can we say it often enough? LOUDLY enough?? Volunteers make all the difference. Please consider taking your turn on the board.

This year, three of seven board terms will expire. That means there will be three new members on the board beginning in 2025—IF members of this community step up to take their turn.

All year long, the current board is committed to three projects:

- First, each of us is committed to recruiting aggressively. Please hear us out, and consider taking your turn.
- Second, we began last month to research management companies. We want to know what services they offer, what the cost will be, and how the switch to a



management company will affect our current vendors. (Often, management companies write contracts with their own preferred vendors.)

- 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 Jim Rohrer

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.

Jim Rohrer was appointed to the board in 2022 to fill a vacancy created by another volunteer's resignation. The term he fills ends this year.

Hi, Jim. Can you describe your job on the board?

I coordinate and manage roadway and driveway related issues and maintenance. This includes winter snow removal as well as road and driveway repairs and replacements. I oversee budget items of about \$80,000 each year. This can increase notably in years when we require significant repaving/replacements of our roadways.

I maintain detailed records, like those provided to me by previous board members, of driveway work performed each year by condo address. This also includes projections of possible/probable work to come in subsequent years.

How many contractors do you work with?

I communicate and coordinate with two major contractors each year ... one for our driveway maintenance and one for our snow management. Each has worked with our condo association for several years with very good communication and the quality of services provided.

When periodic "special" projects arise (like micro-surfacing the roads), I will work with additional contractor(s) specific to the project.

What is your background for this kind of work?

My career was spent working for manufacturing companies with a focus on information management systems, business processes and manufacturing area management. I



also have served as a member on a credit union board of directors and on church councils.

The key to success is the ability to listen and communicate! I did not have any knowledge about roads, drives, or paving when I began this assignment for Waterway Pines, but it was easy to “grow” into the role with the information and guidance provided by other co-owners and our suppliers.

It is also very important to keep co-owners informed of how projects are moving forward—especially when road/driveway work affects where you can park your own vehicle!

How much time do you spend on all of this?

My time can vary a good bit depending on time of year and active driveway/roadway projects. As a board member in general it’s about 1-2 hours a week keeping up on communications across all areas of board activities. Once a month there is a board meeting where between preparation and attendance, I spend 3-4 hours that week.

With snow removal during the winter, there is some communication with co-owners and our contractor if issues arise (which has been pretty minimal).

In April/May it is walk-about to evaluate our driveway conditions and establish the specific replacement/repair work that will be done in the summer. This is then detailed with our contractor.

July is a big communication month, as all driveway work has been decided and now must be communicated to the co-owners. It can be a daily effort of walk-about and emails for the 2 ½ weeks that work is underway. There is also a bit of time devoted to maintaining the historical spreadsheet of maintenance by condo.

In October/November there is 4-5 hours spent on budget preparation with contractor(s) input.

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

I am retired from my professional work. Jen and I do like to travel. We have spent winters for several years as “snowbirds” in Gulf Shores, AL, and for the past 5+ years have spent as much as 5 ½ months down south. I have been able to perform the



needed Waterway Pines board work being active with email, phone calls, and attending board meetings via Zoom.

What do you like about serving on the board? Jen and I have lived at Waterway Pines for over 20 years. (We are original owners.) Being able to contribute to the ongoing quality of living here and maintenance of our property values is very important and personally rewarding. I very much enjoy working with the other board members, and also meeting/interacting with other co-owners. We also have some great contractors who communicate well up and above the work they provide!

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 March, 2024.