



May 2024, Newsletter

This month's newsletter has a lot of information, including a pond alert, and a new section for Waterway Pines social groups. Get informed!

**Garage Sale:** We have 11 co-owners signed up to participate in this year's garage sale on **June 1st**. It is not too late, if you would like to join in, email Julie @ jaballard80@gmail.com.

**Landscaping and grounds: things to know**

- Thank you to all the volunteers who came out Saturday, May 18th for our spring clean up day. The mulch at the James street entrance looks great!
- Our mowing day will continue to be Thursdays, if it rains, mowing could be pushed to Friday's.
- DJ's will pick up yard waste bags on mowing days. Please place bags at the end of your driveway, ensuring it is NOT overflowing.

**Buildings: activity will pick up as the weather warms**

- Thank you to the volunteers who attended the inspection training with Wayne Terpstra. If you see them walking around, thank them for volunteering.
- Deck staining for units is scheduled for the week of June 24th. Units scheduled for routine staining include these: 410-495 East, 436-497 West. Deck furniture must be removed for staining. Plan your window washing accordingly.

**Pond Treatment Alert:** Our next pond treatment will be **May 22nd**. You, and your pets, are advised to have no water contact for 24 hours after treatment.

**Outdoor Structure Changes:** If you are making updates to your unit, one thing to keep in mind is, if you will be making any changes to the outside structure of the unit, or penetrating an outside wall, a modification request is required. *One example would be installing a gas fireplace that would require outside venting. Because an outside wall will need to be penetrated, a modification request is required.*

Why do we have these rules? There are multiple reasons, some of which are to ensure the structural integrity of the building is not compromised, the changes are cohesive to the overall appearance of the neighborhood, or to ensure safety. When in doubt, ask. The easiest way is to send in a question to the building board member via the website.

**Social Groups:** We have several social groups in the neighborhood, which I would like to include in the monthly newsletter. So keep reading all the way to the bottom for a new section called, Waterway Pines Social Groups. If you have a group and would like it listed in this section, email Julie Ballard, Secretary at [jballard80@gmail.com](mailto:jballard80@gmail.com).

This month I will highlight the Euchre group, led by Bill & Joanne Hankinson. The group meets on the 3rd Saturday of the month from May through December. If you are interested in playing euchre or just getting more information contact Bill Hankinson at [billandjo09@yahoo.com](mailto:billandjo09@yahoo.com) or call 616-510-1064.

**Here is #6 in a series of profiles of Waterway Pines board volunteers:**

Do you find these profiles interesting? Informative? Have they helped you to see that EVERY board volunteer is just an ordinary co-owner who is interested in the issues the association faces, and is willing to spend some time helping it continue to operate smoothly?

Time is ticking. We need at least three volunteers to step up by mid-summer before the election in October.

**Good news! As of this writing two co-owners have volunteered. ONE TO GO!!**

Previous newsletters profiled our president, Dan Ward; building and maintenance supervisor Wayne Terpstra; and roads/driveways/plowing supervisor Jim Rohrer; treasurer Doug Hayden; and jack-of-many-trades Mike Gray.

**This month's profile is of board member Gerry Stoneburner.**

**Hi, Gerry. Let's start by having you describe your responsibilities.**

I'm responsible for maintaining and improving the landscaping: the lawn, trees, shrubs, and the garden areas around the units and throughout the community. This is an area that needs much seasonal attention—especially from April to November. Our beautiful community of 148 units is now 20 to 25 years old, and much of the landscaping has become overgrown.

With a group of neighbors who volunteer to assist in the landscaping activities, we identify areas of need and either take care of it ourselves or—if the job exceeds our abilities—contract the services to one of our providers. Quotes are secured and wherever possible we try to use preferred local vendors who give us priority, reliability, quality, and competitive service. In some cases, we have ongoing contracts with providers, like with DJ's for lawn maintenance and Monarch Tree Service for pruning and spraying. We also frequently use Steve & Travis Tree Services for cutting, pruning, and removing trees. When contractors are in the community, we try to oversee their work as much as possible.

Staying within our budget is critical. Our neighbors are great and working with them to enhance our community is a highlight of this responsibility.

## **What skills do you bring to your work on the board?**

I like people! We all are different and meeting so many neighbors and trying to help them resolve their/our landscaping concerns is exciting, rewarding, and sometimes challenging.

My background is in international business where I've worked with different people in different cultures and with vastly different needs. Further, I have always enjoyed caring for our own homes and landscaping. Once when we lived in Kalamazoo, our home and landscaping was featured in local media as one of the most well-landscaped in the city.

## **You and the previous landscape person, Brian Waterway, have taken a very hands-on approach to the job. We see you digging, planting, and weeding as needs arise. Does someone in your position need to be willing to do that kind of physical work?**

It would be helpful to be able to do some of the minor work that is manageable, and it would definitely save on the budget. On the other hand, that's why there is a volunteer landscape committee who can do some of that gardening work. However, at the very least a person would have to be able to walk the entire community frequently to see problems and to oversee work that is scheduled.

## **How much time do you spend on board work?**

Spring, summer, and early fall are busy for me and for our volunteer landscaping committee. For me, I probably spend 8-12+ hours a week on planning, evaluating, implementing, and overseeing activities.

In the winter, it's mostly just planning. I spend my winters in the warmth of Arizona, and therefore I'm not in the community. I am in touch via email, of course, which is important if something unusual occurs—such as a few years ago in December when a strong wind came through and took down 8 trees and many large branches. This is where having reliable contractors available is wonderful. We contacted DJ's who came in just a few hours to remove the fallen trees.

## **Have you enjoyed your time on the board?**

Indeed, I have! All the board members are wonderful neighbors who want our community to be the best! I also enjoy the volunteers who so diligently work with me to identify landscaping needs and to accomplish the work. And lastly, the neighbors are the best here in Waterway Pines!

## **Any further reflections for those who might be thinking about volunteering for the board?**

There are plenty of opportunities for anyone who would like to serve on the board and oversee some area of our beautiful community. If in doubt, talk to someone who has been on the board, or is now serving. It is a rewarding

opportunity to learn and contribute to the management of our community and meet new people.

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So, can you see a place where you fit in? Do you already have skills or interest in certain areas? Are you interested in learning new things? Do you have questions? Do you need more information? Remember, without a volunteer board going forward, the current board will have to make significant changes in how the association operates. That likely means hiring a management company, which will entail additional costs (in dues), a layer of bureaucracy between co-owners and vendors, and the likely change of some of our vendors. We need you!

To volunteer for the board, beginning in January 2025, contact Julie Ballard at [jaballard80@gmail.com](mailto:jaballard80@gmail.com). Julie can also answer questions or put you in touch with people who can give you more information.

**Waterway Pines Social Groups**

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