



June 2024, Newsletter

This month's newsletter has a lot of information, so have a cup of your favorite beverage and get informed!

Driveways & Roadways:

Now is the time we focus on our Waterway Pines driveway maintenance.

It has been the custom at Waterway Pines to replace/repair a number of driveways each year. This practice of continuous maintenance spreads out the ongoing reserve fund costs and avoids a single, very large expense of replacing all driveways in a single year.

The driveway maintenance process begins each spring with an inspection of all driveways to identify those in need of immediate repair/replacement, and to note those that will require maintenance in the next year or two. The replacements and repairs are planned to begin in mid-July and performed by MSR Asphalt.

This year, as in the past several years, we will replace 10 driveways. Also each year, driveways that were replaced last year are seal-coated to extend their usable life. In addition, this year, we will be seal-coating all driveways not seal-coated in the past two years ... again to help extend their usable life.

Detailed communications will begin mid to late June to all directly impacted, with guidelines and best practices that have to be followed as the work begins. The schedule itself will be communicated to everyone once it is determined by MSR. Again work should begin in mid July.

Pond Treatment Alert: Our next pond treatment will be **June 19th**. You, and your pets, are advised to have no water contact for 24 hours after treatment.

Landscaping and grounds: things to know

- A new YARD WASTE only dumpster is available for Waterway Pines and is located in the Southwest Guest parking area. Please remember only YARD WASTE.
- DJ's will still pick up yard waste bags on mowing days. Please place bags at the end of your driveway, ensuring it is NOT overflowing.
- We had to have a couple of repairs done on the sprinkling system. We are working to get the grass back to a healthy state in those areas, so please be patient.

Buildings:

- Dryer and furnace vent cleaning by Krystal Kleen forms are now available on our website: <https://wwpines.net/index.php/2019-dryer-vent-furnace-duct-cleaning-authorization/>. Once submitted, forms will be batched each week and sent to Krystal Kleen. They will contact you directly to schedule the work.
- 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.
- Siding soft washing will also begin the week of June 24th; again plan your window washing accordingly.

Ice Cream Social: Mark your calendars for July 10 @ 6 p.m.! Meet your neighbors. A variety of pre-packaged ice cream treats and fruit bars will be offered for the first time this year. There will also be two drawings, offering one \$10.00 gift certificate per winner for Captain Sundae.

We will meet on the lawn at the Lakewood entrance behind 244-248 Timberlake West. Bring a lawn chair. Ride your bike. If it is easier for you to drive, then for that night only you may park along the road at the entrance. Bring a car load of neighbors to join the fun.

Rain date: Thursday, July 11, same time.

Social Groups:

This month I will highlight the Golden Gears bike group, led by Don Vanden Brink. The group rides every other Thursday. If you are interested in learning more about this group contact Don at: opadonvb@gmail.com.

Community Reminders: Parking

As the camping season is now underway, I thought a reminder of the parking rules would be helpful. *Article VII, Section 1, m* of the Bylaws states the parking rules, which you can read in detail at:

<https://wwpines.net/wp-content/uploads/2020/10/Amended-and-Restated-Consolidating-Master-Deed-with-Bylaws-10-11-20.pdf>.

In summary this rule states no more than two working vehicles may be parked outside a closed garage, and no vehicles which are inoperable may be parked outside a unit at any time. Recreational vehicles can be parked outside a unit for up to 36 hours twice monthly. Longer periods need board approval. Commercial vehicles and trucks shall not be parked in or about the Condominium unless while making deliveries or pickups in the normal course of business. Garage doors shall be kept closed except when entering and leaving a garage.

Email Alert:

It was brought to our attention that a resident received an email that appeared to be from one of the board members asking to provide gift cards. It was a bogus email. The board will never request you to send money or even click on embedded links. Please be vigilant.

Board Member Profiles:

Q: Why have the WWPC newsletters been profiling board volunteers?

A: The board has two hopes:

- First, that all co-owners will better understand what the board does.
- Second, that several of you will discover that our board volunteers are ordinary folks--some retired, some not--who bring ordinary working/parenting/adulting/home-owning experiences to running the association.

The fact that Waterway Pines is managed by volunteers, that it has been serious about building the reserves, that it is pro-active in addressing maintenance and landscaping issues, and that it has been run with transparency and collegiality—all of this contributes to everyone's property value. Moreover, an association run by its members does not require additional monthly fees for a management company, thereby keeping fees and assessments in check.

We hoped that these profiles would encourage you to step up and take your turn volunteering for the board. They seem to be working, since two co-owners have volunteered since this series began. However, we need ONE MORE person to step up by mid-summer before the election in October.

Each December, the new and old board meet, and job assignments for the coming year are decided. There will likely be some shuffling and re-distribution of duties—so don't feel as though you have to volunteer for a specific slot, although certainly you may do so. Additionally, after the October election, current board members will hold an orientation session for new volunteers. We've got you!

Previous newsletters profiled our president, Dan Ward; building and maintenance supervisor Wayne Terpstra; and roads/driveways/plowing supervisor Jim Rohrer; treasurer and tech guy Doug Hayden; pest/garbage/pond/sprinkling system supervisor Mike Gray; and landscape supervisor Gerry Stoneburner.

This month's profile is of our newest board member and secretary, Julie Ballard.

A. Describe what you do on the board:

The primary responsibility of the secretary is communication! I take the minutes at the monthly board meetings, which get posted to the website. I publish the monthly newsletter to keep everyone informed of important events/actions taking place in our community. I file and keep the various forms co-owners fill out. I monitor and respond to messages sent to the board through the website that are general in nature, and I send out special announcements throughout the year to co-owners. I work closely with our webmaster, Sally Mulder, who maintains the wwpines.net website.

B. What skills do you bring to your work on the board?

Good communication skills are a plus, as well as a calm demeanor, with a dose of tact. Computer skills are also helpful, mostly word processing programs and email, nothing too complicated. In my career I have worked with many personalities, which

I feel will help me with building relationships with board members, co-owners, and outside vendors/professionals.

C. How much time do you spend on board work?

The week of the board meeting is the highest concentration of hours. I probably average eight hours that week, but am getting faster as I get more experience. The rest of the month I average maybe two hours a week. Best of all, I can do this job from anywhere. We travel a lot, and I have found I can do this position while on the move. If I have something that needs to be hand delivered, another board member is always willing to help out.

D. Have you enjoyed your time on the board?

I am really enjoying my time on the board. It has been fun to get to know the other current and past board members. Barb Mezeske has been a huge mentor to me, which I see as a common theme of all members of the current board. They are all very friendly and willing to help the new kid on the block. In my position, I am getting to meet more of my neighbors, which has also been fun.

E. Any further reflections for those who might be thinking about volunteering for the board?

This isn't something I yearned to do. Truth be told, I was very reluctant. I spent most of my career working with numbers, so this isn't my niche, but am glad I stepped out in faith. The board is very organized, thoughtful, discerning, and respectful. Everything you need to know for a particular position will be provided by mentors and/or well-kept records. Also, there is a saying: many hands make light work. I feel this is true of our board: the workload is divided so no one has more than they can handle.

The best compliment you can have is from outside the organization, I recently received an inquiry through the website, and these are his words regarding our volunteer board:

“Congrats on a great website! All HOAs are not created equal, and yours seems to be one of the best I’ve seen, judging by the content I see here”

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. Julie can also answer questions or put you in touch with people who can give you more information.

Waterway Pines Social Groups

Euchre Club	Bill Hankinson	billandjo09@yahoo.com 616-510-1064
Neighbors for Neighbors	Betsy Sturuss	lvlyn3@yahoo.com 616-844-8068
Golden Gears Bike Group	Don Vanden Brink	opadonvb@gmail.com 616-403-9677