



## August 2024, Newsletter

As summer winds down, a lot of the outdoor maintenance and upkeep has been completed and a few projects will be finished soon. Thank you for all your support to keep our community looking great! In this issue, we have some committee updates; including a 2025 budget update, educational items, and a save the date for the annual meeting in October.

### **Driveways & Roadways:**

Repair work will continue on the roadways in our community during the month of August. No specific date has been communicated to us at this time, but we will advise if necessary.

Speaking of roadways, please remember, the speed limit for cars and bikes is 15 MPH. If you see walkers kindly slow down and give them a wide berth.

### **Community Reminders: How best to contact a board member**

If you haven't checked out our website [wwpines.net](http://wwpines.net) in a while, it is a great resource for all things Waterway Pines related. One of the easiest features to use is our contact system. Under the Contact tab, (<https://wwpines.net/index.php/contact-us/>), you can follow the prompts to input your contact information.

Next is a section titled "Select your reason for contact". This is a crucial step, as it will direct your question directly to the board member responsible for that area of expertise. If you don't select a category your question will be routed to the Secretary, who will then forward it to the appropriate board member, which will add time to our response.

After that, there is a box for inputting your question as well as a box for adding any photos that may be helpful.

### **Directory Updates:**

Maintaining an accurate directory is a challenge, in part because people move in and out, but also because many people change their telephone numbers. The days of keeping one home number for the majority of our lives is long gone.

During the recent driveway work, we discovered that the directory was not accurate for some people, mostly because telephones were changed.

Here's your assignment:

1. Check your listing in the directory by going to [wwpines.net](http://wwpines.net), logging in with your password, clicking on "members," and then on "directory."

NOTE: when you look at the directory, you can manipulate it by clicking on the headings at the top. Clicking on "last name" will sort the list alphabetically. Clicking on "street address" will sort by house number (although the directory doesn't separate East/West/Crossing addresses).

2. If there is an error in your listing, please contact the webmaster, Sally Mulder ([sjmulder25@gmail.com](mailto:sjmulder25@gmail.com)).

NOTE: If you don't remember your password, please contact Sally. Additionally, only one phone number is listed per address, so choose the phone where you are most likely to be reached.

3. You can also print the directory. If you don't have a printer, please contact the secretary ([jballard80@gmail.com](mailto:jballard80@gmail.com)) who will print one for you. It's a good idea to print a new directory every six months or so, to keep track of new co-owners.

### **Mark your calendars: Annual Meeting**

Election of officers, and presentation of the 2024 budget.

When: October 15th @ 7:00 p.m.

Where: Harderwyk Ministries, 1627 W. Lakewood Blvd

Come for coffee/tea and cookies. Nothing to bring but yourselves, your ballots up to 7:00 p.m., (if you haven't already dropped them off, more details to come), and budget information which will be sent to you in the annual meeting packet. The packet will be sent out two weeks prior to the meeting. We look forward to seeing you there!

### **2025 Budget Update: From Treasurer Doug Hayden – Rising Costs Continue to Effect Budget**

As we prepare for the 2025 budget, we are continuing to see the effects of inflation in several areas. The largest of which is for insurance. If you remember last November, Farmers Insurance told us they were canceling the Association's policy at the end of February as they moved away from covering larger condominium associations like ours. We reached out to about twelve insurance agents representing the major carriers. We chose Farm Bureau Insurance as it offered the best coverage for the least money. Our annual insurance cost went from \$31,915 to \$46,486, an increase of \$14,571 or 45.6%. And we are expecting a 10% increase so that next year we'll pay over \$51,000.

Below is a chart showing the total increase we're expecting for next year.

|                              | 2024<br>Budget | 2025<br>Budget | Increase | Comments  |
|------------------------------|----------------|----------------|----------|---|
| <b>Reserve Funding</b>       | 162,000        | 208,000        | 46,000   | Third year of \$26 increase to more fully fund our Reserves     |
| <b>Building Maintenance</b>  | 132,000        | 132,000        | -        | No increase   |
| <b>Grounds</b>               | 157,826        | 159,791        | 1,965    | Small increase in DJ's Landscape Management contract            |
| <b>Insurance</b>             | 34,800         | 51,135         | 16,335   | Insurance increased discussed above                             |
| <b>Other Expenses</b>        | 12,420         | 13,015         | 595      | Small increase in accounting costs                              |
| <b>Roads &amp; Driveways</b> | 50,314         | 60,897         | 10,583   | Setting aside \$10,000 annually for resealing driveways in 2027 |
| <b>Utilities</b>             | 133,440        | 136,500        | 3,060    | Small increase in water, sewage and electrical rates            |

Given these expected costs we plan to increase monthly dues by \$40 to \$425/month. We'll talk more about the budget and the cost increases we're experiencing at the Annual Meeting in October.

We are hoping that this ends the rapid increases in Association's dues. We have no immediate plans to further increase reserve funding and inflation appears to be coming down.

### Social Groups:

If you would like to have your group added to the list below, contact Julie Ballard at [jaballard80@gmail.com](mailto:jaballard80@gmail.com).

### Waterway Pines Social Groups

|                         |                  |  |
|-------------------------|------------------|--|
| Euchre Club             | Bill Hankinson   | <a href="mailto:billandjo09@yahoo.com">billandjo09@yahoo.com</a><br>616-510-1064 |
| Golden Gears Bike Group | Don Vanden Brink | <a href="mailto:opadonvb@gmail.com">opadonvb@gmail.com</a><br>616-403-9677       |