



October 2024, Newsletter

Included in this newsletter are a few reminders of seasonal chores (including shutting off water), an abbreviated summary of the annual meeting earlier this week, a highlight of our website, and a cautionary note regarding pets running loose.

Reminders

Perennials and hanging plants should be cleaned soon. DJs will mow on October 22, and again on October 31, for the last time this season. These are the last scheduled days you may place bagged yard waste at the end of your driveway.

Only use the paper bags sold at Meijer, Lowe's and other hardware stores since these are biodegradable. Plastic bags, or unbagged plant trimmings are not acceptable. Please keep filled bags in your garage or elsewhere until the morning of the mowing day: if the bags get wet, they are hard to handle and may even burst.

A big thank you to the volunteers who cleaned up the plantings at the entrances.

Porch and deck furniture as well as kayaks and other watercraft must be stored away by the end of October. Gas grills may remain on decks or patios.

Extended absence forms: Please don't forget to file them with the secretary (Julie Ballard at 485E) if you will be away more than two weeks. You can also send it electronically via the contact form on our website. The form is available at wwpines.net under "forms."

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

- Why does the association need to know when I am away? Leaving contact information with the secretary, arranging for someone to check your condo, and taking precautions like turning off the water are common sense steps to take in case something happens while you are away. Here are examples that have happened in the past: an internal water connection broke, and a unit was flooded; a front door was inexplicably standing open, although the co-owner was in Florida; smoke alarms were sounding repeatedly.
- It probably goes without saying that you should inform your immediate neighbors of an extended absence, as well.

WATER WARNING for everyone: If you leave your unit, pay attention to the "Winterizing/Absence checklist" included in the extended absence form. The association has seen what happens when water lines rupture and owners are away.

Even if you stay in town, remember to shut off water to the front and rear outside faucets. Extreme cold can burst water lines, causing considerable damage. Several years ago, all water lines in lower levels were labeled. If you are unsure about how to turn off the correct valve, contact a board member or neighbor to help you.

Annual Meeting

Attendance: There were 50 units represented at the meeting: 70 people attended in person and 7 via Zoom. Seventy-seven people in total attended.

Board elections: Dennis Brendahl, Marty Vonk, and Bill Weerstra were elected to their first term on the board. Seventy-seven ballots were cast—just over 52% participation, which was barely over what we needed. Next year, we will need two volunteers to fill open positions.

PowerPoint presentation: Details of the 2025 budget, including the announcement that the HOA fee for 2025 will increase to \$425, and summaries of board activity in various areas (including buildings, landscaping, pest management, roads and driveways, the pond, and others) can be seen by clicking “members” and “annual meeting” on the wwpines.net website.

President’s year-end report: President Dan Ward has written a thoughtful summary of the year and of the challenges facing the association. Log into wwpines.net, click on “members,” then on “2024 board minutes,” then on “annual meeting.”

Miscellaneous items of interest:

- There have been eight new co-owners since this time last year. Currently, there is only one unit for sale. The average price paid for units in the last year was \$397,975.
- Evaluations: As always, co-owners had the opportunity to evaluate the board at the annual meeting. Results of that evaluation will be published in the next newsletter.

Website Information:

Our **website** has some useful information, and we will be highlighting just a few things in the next few newsletters. Have you ever wondered if a repair or maintenance item is your responsibility or the associations? I know I have. On the website under the documents tab is a Maintenance Responsibility Matrix. Also under this tab are some other useful documents, such as our Bylaws, and Rules and Regulations. <https://wwpines.net/index.php/documents/>

Speaking of regulations, we have a regulation regarding pets that says: **“No animal shall be permitted to run loose upon the Common Elements, limited or general, and the owner of each pet shall be responsible for cleaning up after it”**. To read the regulation in its entirety, please see the Amended and Restated Condominium Bylaws (Exhibit A), Article VII, Section 1, (l), page 17.

Waterway Pines Social Groups

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