



November 2024 Newsletter

As fall is upon us, that can only mean one thing, winter is next. For some of us that means bundling up and enjoying the beauty of the first snowfall. For others it means heading for warmer climates. Either way, there is something for you in the newsletter. We will cover winterizing our units, navigating our website, pond safety and the annual survey results.

As the seasons change, so does our focus on safely navigating in the new season. By now, annual plants should be cleared away; furniture on front porches, decks, and patios, as well as garden ornamentalations should be stored. Only grills may remain on decks or patios. Water to the exterior of your unit should be shut off. Water to your unit should be shut off if you are away for an extended time.

NOTE: the water valves in your basement have been labeled, but even long-time co-owners sometimes get confused. Don't let that stop you from protecting your home from water damage. Ask a board member or neighbor to help you figure out how to shut off the water. It's WAY BETTER than cleaning up after a flood.

SNOW SEASON: It's upon us. While you are winterizing, give a thought to smart snow behavior.

- Whenever possible, keep your vehicles in your garage.
- If you must park outside your garage, park close to the edge of the driveway away from the front sidewalk to allow snow plows to access your drive and sidewalk easily. Plows will not return after you move your vehicle. Plows are not responsible for damage to a vehicle left in the drive.
- Count on this: the areas around the mailboxes will be slippery. Proceed with caution. Consider driving to the mailbox (Don't be embarrassed: Lots of us do just that).
- Please be patient with the hand-laborers who clear your sidewalk and the front of your garage. Hand shoveling is much slower than machine plowing. The weather conditions can be brutal, shortening the time workers can be outdoors.
- If there is a problem with snow clearance, please let us know through the contact system on our website. That way it will get directed to the correct individual, speeding up any response needed. <https://wwpines.net/index.php/contact-us/>

Pond Safety:

Continuing on the theme of safety, new signs will be going up around the ponds that read, “swim at your own risk” and “Stay off the ice”. These signs are going up to comply with our insurance policy. With the warmer winters we have been having, we are not getting the hard freezes we used to get, making it increasingly dangerous being out on the ice.

Website Highlight:

Our website is loaded with great information, and it is only a few clicks away. This month I will focus on the Members tab.

- Annual Meetings - under this tab you can go back and view the PowerPoint presentations for the last four years.
- Board Minutes - If you have ever wondered what goes on at a board meeting, you have access to the minutes going back to 2019.
- Directory - Did you know you could sort the directory by first name, last name, address or phone #? Just click on the column title and the list will sort accordingly.
- Financials - Our budgets are listed here going back to 2020.
- Insurance - Our current and previous insurance policy declaration pages are available here.
- Marketplace - If there are any active items listed for sale here in the neighborhood, this is where they can be viewed.
- Reserve Fund Analysis - The reserve fund guidelines are posted here as well as an independent study that was done in 2012 and an in house study that was done in 2021. Note: we will be having another independent study done in 2025.
- Vendors - A listing of vendors who have serviced units in the past, some who may have installed your service when the condos were built. These are not vendors we are endorsing, but merely a resource. Note: Any exterior modifications you will need to submit a Modification Request form prior to work being done.

Results of annual evaluation of the association

Each year, the association invites co-owners to evaluate the operation of the association as part of our annual meeting. This year, forty-three co-owners ranked various services from 1-5 (with 5 being high). Here is a summary of their ratings:

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|-----------------|------|--------------------------|------|
| Lawn Mowing | 4.45 | Pond Maintenance | 4.19 |
| Lawn Irrigation | 4.37 | Street & Driveway Maint. | 4.59 |
| Landscape Maint | 4.40 | Building Maint. | 4.45 |
| Snow Removal | 4.49 | Communication w/Owners | 4.86 |
| Trash Removal | 4.88 | Overall Appearance | 4.98 |
| Pest Control | 4.22 | Board Performance | 4.88 |

The board is grateful for its high ranking, and for the expressions of support offered in the comments. All comments have been summarized, and presented to the board for discussion. Please do not hesitate to send concerns and comments to the board at any time. If you made a specific comment regarding your unit that needs to be addressed, a board member will be reaching out. Note: sprinkler concerns cannot be addressed until spring, when they are turned back on.

Thanks for reading!