



## Newsletter, March 2025

It is almost that time of year again! I am referring to the privilege of volunteering, of course. This issue will give you a wealth of opportunity. Other topics will include the annual garage sale process, spring topics, updating paperwork, and everyone's favorite those adorable pets.

### Calendar for 2025 - mark your calendars for upcoming events

Conduct building inspections (volunteers needed)	April 26th - May 2nd
Spring clean-up (volunteers needed)	May 17th
Garage sale	May 17th
Pond clean-up	TBD
Building washing & deck staining	June 23rd - 27th
Ice cream social	July 9, (rain date July 10)
Annual meeting	October 14th

In addition, roadway and driveway work will occur in the summer, likely July and August. Painting dates have not been confirmed yet, as they are weather dependent. We will be communicating dates and units affected for all ongoing maintenance and repair work as they become available.

**Requests for volunteers:** there are many opportunities to get involved here at Waterway Pines. Some involve occasional work; some are ongoing. Some require physical effort; others can be done at your desk. Here's what we are looking for now, and in the near future.

- Building inspections. The annual building inspection will kick off on April 26th. You don't need special skills: Bill will show you what to look for. It's a job that can be done on your own schedule over a week or two. If you are interested in helping out, you can contact Dennis directly by using the contact tab on our website, select buildings. It's a good way to meet your neighbors!
- Grounds clean-up. Volunteers are needed to pull up weeds, clean out trash, and generally spruce up the property. Meet on Saturday, May 17, at 9:00 at the bridge. There might be donuts afterwards. Mark your calendars.
- Serving on the board. Two board members are in their final year of service. If you are even the teeniest bit interested, please talk to a board member. Talking with



us does not commit you to serving, and we are more than happy to share what we know about our responsibilities.

**Annual garage sale:** This year's garage sale will be on May 17th. If you plan to hold a garage sale, it's time to start gathering things. The garage sale policy (posted on the website under Rules and Regulations (Board Policies)) is based on our existing policy regarding estate sales. Here it is:

Garage sales are permitted at WPCA during the association's sanctioned community sale during one Saturday in May of each year. Co-owners are responsible for following these guidelines:

1. Signs may be placed at the Waterway Pines entrances (Lakewood Ave. and James St.) only on the day of the sale. One sign may be placed in front of the co-owner's unit on the day of the sale.
2. Flags or markers must be placed by the Co-owner on both sides of the street along the grass in front of the participating unit and adjacent units to protect sprinkler heads and to maintain access to mailboxes. The co-owner conducting the sale is responsible for all damage done to common areas as a result of the sale.
3. Any publicity for the sale is the responsibility of the co-owner.
4. Each year, the board will announce the date of the sale, help to put participating co-owners in touch with each other, and make available entrance signs and flags for co-owners' use. If you are interested in doing a garage sale this May 17th, contact the secretary through the [Contact Us | Waterway Pines Condominium Association](#) website, who will put you in touch with other interested co-owners. That way, you can generate digital, print, or social media advertising, and coordinate picking up the signs from a board member.

**Spring is almost here, hurray!** A couple of items to keep in mind, first **deck and porch furniture** - I know we are all itching to get back outside, but we live in Michigan. Warm temperatures today does not mean we won't get more snow. So please do not put out any deck or porch furniture until after April 1st.



Second, a **landscaping dumpster** will be placed in the complex on or around April 21st. This is necessary for the spring cleanup that goes on by DJ's and homeowners. Please only put landscaping debris in this dumpster. Also, as a reminder, dumpsters no matter where they are placed, cause a sight hazard. The speed limit is only 15 mph in the neighborhood. I understand that seems brutally slow, but if it keeps everyone safe and out of harm's way, it will be worth it.

**Mortgage Holders:** When you purchased your unit, you filled out a form indicating if you had a mortgage or not. If any changes have incurred since you originally filled out this form, a new form can be submitted anytime. Examples are: you paid off your mortgage and no longer have one, or you didn't have one when you purchased, but now you do, a new form is needed. We are required to maintain this information. The form can be found on our website at: [Mortgage-Holders-form.pdf](#). If you are not sure what you have on file, contact Julie Ballard through the contact tab on our website, she will let you know what we have on file.

**Pets:** Finally, I have saved the best for last! Our furry friends, both living with us or visiting, bring us much joy. As a reminder, all pet deposits should be picked up at the time of deposit, not at the end of the week, month, or winter, even if they are left around your unit. I know in the winter that can be challenging, but as a pet owner, that is your responsibility.

**Thanks for keeping our community clean. If your dog did their duty, please do yours. Seal and dispose of bags properly.**

**The next WGPC newsletter will be in April, 2025.**