

2024

HAPPY NEW YEAR



WINTER NEWSLETTER

We hope everyone had a good start to the new year. In the midst of this winter some may celebrate the opportunity to start anew while some will take this time for respite from the challenges in 2023. This newsletter will recap some key events, projects, and take a look forward to what is to come in 2024.

WWCA Board Of Directors:

Rick DeVree, **President**
616.502.8264

Ruth Brown, **Vice President**
313.318.8041

Jordon Tuttle, **Treasurer**
616.264.1184

Shari Sjoerdsma, **Secretary**
616.772.1006

Maggie Brenner,
Board Member
616.218.0971

Denise Dykstra,
Board Member
616.399.9316

Bob Garrison,
Board Member
616.399.9612

Residents are welcome to attend the first 15 minutes of the monthly Board meeting to address the Board of Directors with any questions or concerns.

Meeting Date & Time:
TBA, 6:00 p.m.

A Look Back On 2023

Last year was a very busy year at Willow Woods. The year highlighted several events and projects. Listed are significant projects and events in our community.

1. Two buildings had roofs replaced because they needed to be done.
2. Dryer vent cleaning was offered again to residents at a discounted group rate. There was a large number of participants.
3. Ticks and ant treatments were done throughout the community grounds.
4. The Association provided residents a one time wish list of trees and shrubs removal around their condo that they did not want without any expense to the owners. The Board was able to get a great deal from Prodesign Landscaping Services to do the project.
5. Mulch was applied throughout the community by our resident volunteers.
6. The second annual summer social was very well attended. This year it was a BBQ. It was a good time had by all. Those that were able to make the event would agree. We look forward to having more social events in 2024, for our residents to get to know each other more and grow as a community.
7. In 2023, we welcomed eight new resident owners to Willow Woods.
8. This year our Annual Association Meeting was held at a new location, Christ Our Savior Lutheran Church on the corner of 120th and Riley. The move to a new location was to accommodate attendance size and space needed for refreshments and social time following the meeting. The meeting was well attended and several raffle prizes were given out.

A Look Ahead To 2024

As we start a new year the Board of Directors have already planned maintenance projects that will be needed and events for our residents to partake in. All event dates will be announced in future newsletter as we have more information when the time approaches. For now these are the projects your Board of Directors determined needs to be done:

1. Power washing of all our buildings. This is long overdue.
2. Spraying of ants and ticks.
3. Roof replacement as needed. TNT Roofing will be asked to re-evaluate which roof will need to be done.
4. The Board of Director has contracted with Prodesign Landscaping Services for snow plowing and landscaping needs for 2024. After obtaining quotes from other companies, they were the best option to keep within our budget.

Community News And Announcements

We have some important news and announcements all residents need to be aware of. Please note the following:

1. **Good News! Thanks to the dedication and hard work of our Board, the Association Dues are still \$240 a month. There still may be an increase if huge unexpected expenses arise in the future.**
2. Look in your mail boxes for the 2023 Financial and the 2024 budget to arrive in January.
3. A reminder that all outdoor Christmas decorations must be down and stowed away by January 15, 2024.
4. **At our Board meeting on January 2, 2024, our Officers of the Board were elected: Rick DeVree—President, Ruth Brown—VP, Jordon Tuttle—Treasurer, Shari Sjoerdsma—Secretary, Maggie Brenner, Denise Dykstra and Bob Garrison are Board Members. Thank you to our volunteer Board of 2024.**
5. With it getting dark sooner, please use flashlights, and wear colorful bright reflective clothes when you're out walking your pets so drivers can see you.
6. Please follow our posted speed limit. Especially with it getting dark sooner and roads being wet and slippery it may be hard to stop and slow down. Let's make it safe for all in our community.
7. Please pick up after your pets. We have had a problem with this. With snow on the ground pet feces are very noticeable sitting on top of the snow as it can be seen from the road. Other than making our community very unappealing it is also a health concern for all. Please read the attached handout that was researched by our Board Member Denise Dykstra about how not picking up after our pets negatively affects our health and the environment around us. Our Bylaws states owners must pick up after their pets. This is on page 10, Article VI Restrictions, No. 8, sentences 6-8, states, "No pets are permitted to run loose upon the Common Elements. The owner of any pet shall be responsible for cleaning up after it."
The article mentions actions to correct the problem if it persists. Please review this section of the Bylaw if you are not familiar with it.
8. Please let us know if you will be selling your condo. This helps us know whose information is being requested so your sale is not held up at closing. There is a form sellers need to provide their Realtor before listing.

9. **We need all residents to update their personal information each year.** This is very important as we need to have current phone numbers and other pertinent information to contact you for announcements that affect the community. Please fill out the resident information form and return it to the WWCA box. A limited number of forms will be printed and put in the bulletin holders by the mailbox for those without a printer.
10. Please check the bulletin boards every week for possible new announcements if you do not receive our email updates. The Association does all we can to inform residents of upcoming events and announcements via email, newsletter, and postings on the bulletin board. We still have some residents telling us they didn't know about certain events or changes. Please be in the know and try to get announcements and updates by the methods mentioned. The Association does not call up each resident to give updates.

Contacting The Association and Board of Directors

Residents with questions, comments, concerns, or repair requests can submit them to the Association by filling out a request form and dropping it off in the WWCA box. The request form is provided at the end of the newsletter. A limited number of request forms will be put in the holder by the bulletin board for those without printer access.

Residents can call or text at 616.546.0632.

We can also be reached by email at info@willowwoodscondos.com.

Thank you Volunteers

In 2023, we have had a record number of volunteers who stepped up to offer their time and talents to better our community. The result is very evident. We appreciate each and everyone of you. Because of you we are able to keep our dues low again this year. We always need and welcome volunteers, so please consider helping at our events.

Let's make 2024 a great year together!

If You Don't Stoop to Scoop - It Happens

What Happens?

Pet waste can carry harmful bacteria, parasites, or viruses. It can make people, especially children, very sick. It can also be dangerous to wildlife and other dogs. Rodents are very attracted to pet waste left in your yard. That is why it is important to pick up after your pet. When you leave pet waste on the ground, rain and snow melt runoff carry it to nearby storm drains where it reaches our streams, often untreated. Once there, it can elevate bacteria levels and contaminate our waterbodies.. Decaying pet waste also consumes oxygen and may release ammonia. Low oxygen levels and high ammonia can damage aquatic life. Similarly, nutrients in pet waste may increase algae and weed growth in our water, which consume oxygen as they decompose.

What Can I Do?

- Carry plastic bags with you when you take your pet for a walk. Tie several to your pet's leash so they are handy when needed.
- Pick up your pet's waste with a plastic bag, disposable gloves, or a scoop. Seal the waste in one or two plastic bags and place in the trash. You want to make sure it won't leak.

When your pet goes on the lawn, remember your pet doesn't just go on the lawn. [Do your doodie and pick up pet waste!](#)

But Isn't It Good For My Lawn? Cow manure can be a good fertilizer because cows are vegetarian. Generally, waste that contains decomposed plant material from animals that eat a plant-based diet can benefit your lawn or garden. Dogs have a higher protein (meat) based diet and their waste can be highly acidic and actually damage your lawn. More importantly, there is a high risk of harmful microbes being present in pet waste. Even if pet waste is composted, there is a risk that certain pathogens are not broken down.

Clean water is important to everyone and it's up to all of us to make it happen. You may think that pet waste is not significant, but consider this:

- Surveys have indicated that approximately 35%-50% of pet owners do not pick up after their dogs.
- The average daily amount of waste per dog is about half a pound.

.....And it's in our bylaws. Please be a good neighbor and pick up after your pet and keep them on a leash for these reasons and all the others that have been conveyed during the past year.

**WILLOW WOOD CONDOMINIUM ASSOCIATION
RESIDENT INFORMATION FORM**

According to the WWCA Bylaws, the following information is required to be on file with the WWCA Board of Directors. For questions, please contact the Association at 616-546-0632 or by email: www.willowwoodscondos.com. Thank you.

Resident Information:

Owner Name/s: _____

Address: _____

Telephone: _____ E-Mail: _____

____ I consent to print my phone number in the WW Resident Directory. Signature required at bottom of this form.

Number of people living in condo: _____ Number of pets: _____ Type/Breed of Pet _____

Number of vehicles: _____ (List make of vehicles and license plate numbers. Reminder -- Residents are allowed to have only one more vehicle than the number of stalls in their garage.)

Please follow the by-laws as they relate to the last three items.

(Article VI, Restrictions, Section 2, 8 and 9 – Pages 7 and 8)

House Key / Alternate Contact (Local individual who has a duplicate of your house key):

Name: _____ Phone #: _____

Non-Owner Residents/Rental Units: If unit is occupied by someone other than the owner, provide name/s and phone number of those living in the unit. A copy of the lease must be provided to the Board and a \$250 fee paid to the association whenever unit is "turned over".

Name: _____ Phone #: _____

Home Owner's Insurance:

Company: _____

(Please include a copy of your insurance or renewal certificate.)

Mortgage Company (Please write "None" if applicable.):

Company Name: _____

Address: _____

Telephone: _____

Name(s) on Mortgage: _____

Owner Signature

WILLOW WOOD CONDO ASSOCIATION

REQUEST & SUGGESTION FORM

DATE: _____

NAME: _____

ADDRESS/UNIT: _____

PHONE#: _____

I request the following work:

I have the following suggestion(s):

Please place in the drop box located by mailboxes on Willow Wood North

Board Follow-up/Response:

Reviewed by: _____

Date: _____