

# Willow Wood News

October, 2020

WWCA Phone # 616-546-0632 (DOES NOT  
RECEIVE TEXT MESSAGES)

WWCA Email: [info@willowwoodscondos.com](mailto:info@willowwoodscondos.com)

WWCA Website: [www.willowwoodscondos.com](http://www.willowwoodscondos.com)

## WWCA Board of Directors:

Name/Position	Address	Term Ends
Nancy Hendricks, President	2991 Windy Willows	December, 2021
Jon Benedict, Vice President	2943 Windswept Ct.	December, 2021
Peg Barry, Treasurer	11842 Willow Wood South	December, 2020
Heather Snowdin, Secretary	11883 Willow Wood South	December, 2020
Brady Andrzejewski, Director	11973 Willow Wood North	December, 2021
Sandra Buhl, Director	2901 Willow Terrace Ct.	December, 2020
Patricia Bartlett, Director	2938 Willow View Way	December, 2020
Kai Choummanivong, Manager		

**Meeting Date:** Second Wednesday of Each Month

**Meeting Time:** 6:00 pm

**Meeting Location:** To Obtain Location, Contact Manager Prior to Meeting

**No Annual Meeting** - Due to the pandemic, the Board opted not to hold an Annual Meeting this fall. We will plan to hold one next Spring if conditions allow.

The main business typically covered at the Annual Meeting are the election of board members, voting on an annual audit, and the upcoming year's budget. Following is information on these topics:

- **New WW Board Members** - One resident, Patricia Bartlett, applied for the vacancy being left by Heather Snowdin effective December 31, 2020. Patricia, who lives at 2938 Willow View Way, was appointed to fill this position. Once an annual meeting is held, she, along with Peg Barry and Sandra Buhl, will be required to run for election/re-election.
- **Annual Audit** - This vote will also be postponed until the annual meeting is held.
- **Budget** - The 2021 Budget is enclosed with this newsletter. Please know that the board has worked extremely hard at trimming the budget to avoid raising the monthly fees for 2021. When it was raised for 2020, the board vowed not to increase it again this year. However, as you have probably noticed, everything has gone up in price in the midst of the pandemic and these increases are affecting our budget tremendously. Water was up 3% this year and is going up another 3% next year and the cost of supplies and repair services have increased. Additionally, our mulch was very much in need of replenishment since it hadn't been done in two years, and our buildings and grounds are aging, thereby starting to require more repair and replacement of costly items.

Consequently, the attached budget reflects the same monthly fee as this year (\$220), but please be aware that there are no "extras" factored in. **Unless it's an emergency, the board will be very cautious with decisions regarding any repairs and replacements.** For example, broken sprinkler heads and dead trees/shrubs will be held until there is a quantity to repair or remove so the contractor can make one trip. In order to keep our fees at the current level, we will all have to be patient, understanding, and frugal.

## Outside Hoses



Please remember to drain and remove your outside water hose prior to freezing weather.

**Snow Melt for Driveways/Sidewalks** -The Board has decided, along with Israel's Property Management, that it will NOT offer the service of applying snow melt on individual driveways or sidewalks this winter. This will be the responsibility of each homeowner.

**Update on Roads** - Superior Asphalt did an excellent job of repairing the sink hole on the South drive this summer and even did some extra patching at no charge because they had leftover materials. The board met with them at its August 12 meeting to discuss the logistics of re-paving our roads next spring or early summer and they have agreed to give us this year's prices if we lock in a contract with them now. The main reason we are waiting until next year is due to Covid-19 restrictions. In addition, Superior recommends waiting so that the asphalt has plenty of time to set before cold weather arrives in the Fall.

**Attaching Items to Outside of Home** - The exteriors of our homes are technically considered common property and, as residents are allowed to express their individuality by planting flowers and shrubs around their unit, a degree of uniformity is required. Therefore, please be advised that hanging/ attaching items to the exterior of your unit is prohibited as it can cause damage to the siding. Any items currently attached to the exterior of your unit must be removed and the owner is responsible for repairing any holes in the siding.

**New Residents** - Please join us in welcoming our newest Willow Wood residents:

Pamela Warner, 2938 Willow View Way

**Condolences** - Condolences to the families of the following WW neighbors:

Dale Boes, 2906 Windswept Ct.

**Special Assessment** - Just a reminder that the \$500 special assessment earmarked for road re-paving and roof replacements began in 2019. Each unit is required to pay a \$500 annual fee for six years, with 2021 being Year #3. This assessment may be paid in one lump sum or divided in any way that works for the owner. Our bookkeeper will keep track of your payments but you should also do the same by recording your check numbers, amounts, and date/s paid.

**Special Requests** - PLEASE remember do not ask our vendors (landscaping, repair persons, etc.) for any special requests. This includes removing shrubs, spraying weed killer (or not spraying weed killer), etc. Our service people have been instructed to take orders only from their supervisor which ultimately comes from our Willow Wood manager as directed by the WW Board. If you have a request, you must submit it to the Board by contacting our manager, by placing a note in the WW mailbox or via email (listed at the top of this newsletter). If you do request extra services, you will be billed for the service.

**Renting Condos** - The Board discourages WW owners from using their properties as rental units because, ideally, we want an owner-occupied community. Owners who reside in their own homes naturally take more pride in the upkeep. If a unit is used as a rental property, regardless of whether it is a relative, the owner must notify the Board as to who is living in the unit in addition to paying a \$250 fee to the Association each time the unit is "turned over". The condo owner is responsible for paying the monthly dues and registering the unit as a rental property with Holland Charter Township. **A copy of the lease must be provided to the Board.**

**Selling Condos** - When selling your unit, whether to a stranger or a relative, the Board must be informed of the change in ownership. Our treasurer and bookkeeper need to know who is paying the monthly association fee and whenever a unit changes hands, the new owner must pay a \$750 buy-in fee, even if it is being sold to a relative.

### Seasonal Reminders

- **Outside Holiday Lighted Decorations:** A suggested timeline for all outside, lighted holiday decorations is Thanksgiving - January 15, or any time in between. And, as a reminder, NO decorations are allowed on the lawns, only within the bedding areas next to your unit.
- **Outdoor Hoses:** All hoses attached to outside faucets must be removed for the season.
- **Plowing Driveways:** All vehicles must be parked inside the garage to allow driveways to be cleared when needed. Your driveway may not be plowed if there are vehicles parked outside.
- **Snowbirds:** Please do not turn off your water for a long period of time. There is one water meter per building and that just might be in your unit. Also, if you want any mailings that may be sent by the Association while you are gone, please put a note in the Association Mailbox with your winter address and the timeframe in which you will be away.

### Other Items/Reminders

- **Vehicles** - According to WW By-Laws (Article VI, #9 [Amended]), "Campers, motor homes, and similar vehicles may be parked in their owner's driveway for up to 72 hours for the purposes of packing, unpacking, or cleaning of the vehicle. Campers and similar vehicles may be stored at the condominium, but only fully inside a garage."
- **Monthly Fees** - As a reminder, the monthly condo fee of \$220 is due no later than the 10<sup>th</sup> day of each month, after which a \$25 late fee is assessed.
- **Outdoor Grills** - Use of outdoor grills (gas or charcoal) is allowed but must be at least 10 feet away from the home when in use.
- **Parking** - There is no parking allowed on WW streets between the hours of midnight and 8:00 am.
- **Garage Doors** - According to WW By-Laws (Article VI, #9), "garage doors must be kept closed at all times when they are not in use". This Article also states, "No inoperable vehicle or vehicle without a valid license plate may be parked outside of a garage."
- **Requests, Opinions, Information, Etc.** - All repair requests must be in writing, either via the association mailbox or email: [info@willowwoodscondos.com](mailto:info@willowwoodscondos.com). Urgent repair needs may be reported by calling the association phone #616-546-0632. IF YOU CALL THE ASSOCIATION PHONE #, PLEASE LEAVE A MESSAGE WITH YOUR NAME, ADDRESS, PHONE #, AND NATURE OF REQUEST.  
**Association Phone# - 616-546-0632**

Sincerely,  
Your WWCA Board

### **Enclosures:**

- 2021 Budget (on back of this sheet)