

Wilderness Property Owners'
Association

WPOA

MAY 2024
NEWSLETTER

SEMI-ANNUAL MEETING

May 23 6:30 PM

Fellowship Hall

Grace Community Covenant Church
5501 Wiggins Rd SE

VOLUNTEER BOARD

OFFICERS

John Cusick
President

Nate Skuza
Vice President

Brook Allan
Co-Treasurer

Ben Edwards
Co-Treasurer

Raghavendra Paturi
Secretary

MEMBERS AT LARGE

Larry Rus
Philip Frisk

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MESSAGE FROM THE WPOA PRESIDENT

Spring has sprung, the cold winter darkness wanes and green colorful growth is all around us! It's a time of change and a time to look forward. After years of effort, Wilderness will finally receive support from Thurston County to design and implement traffic calming changes to make our streets safer for all. We will continue to focus on maintaining the health of our abundant greenbelt forests, a recently formed Architectural Control Committee is fully functioning, and the board has begun to review a new policy and fining schedule aimed at improving compliance with our community covenants to help us all maintain our property values and the look, feel, and safety of our wonderful community. We will keep everyone informed as these new initiatives take shape.

BY-LAW PROPOSED CHANGE

In 2016, having experienced years of low attendance at membership meetings such that we often did not have a quorum, we revised Section 3, Article 1 of our by-laws to add "electronic transmission" as an option for voting. This change, allowing members to vote via email, has facilitated participation allowing more of us to vote on our annual budget and dues.


Unfortunately, Section 2, Article 1, which specifies how members are notified about meetings, was overlooked in 2016. Because of the expense of notifying members by mail, we are now proposing the following change to **add electronic transmission** as one of the methods of notifying members. The proposed change to Section 2, Article 1 reads:

"Notice of all meetings of the Association stating time, place and purpose of meeting shall be given by mail, electronic transmission or personally not less than fifteen (15) nor more than fifty (50) days prior to the meeting, to each member of the Association."

We have email addresses for over 85% of our property owners and this change will save us several hundred dollars each year by eliminating the need to print and mail meeting notices to all members.


If you are unable to attend the semi-annual membership meeting on May 23rd, you may vote on this proposed by-law change at the website: wildernesspropertyowners.org.


ANNOUNCEMENTS AND INFORMATION


 **WPOA ANNUAL MEETING.** The Annual Association Meeting will be **Thursday, May 23rd at 6:30 PM** at Grace Community Covenant Church in the Fellowship Hall. Following a short business meeting including the consideration of the proposed by-law amendment, we will have forest management and fire prevention presentations from two guest speakers:

- Jesse Duvall, Community Wildfire Resilience Coordinator, Dept. of Natural Resources (DNR)
- Alex Chacon, Stewardship Forester, Thurston Conservation District

The meeting agenda is available at the WPOA website: <https://wildernesspropertyowners.org/>

 **EMAILS.** Please send us your email address if you have not already. It will reduce costs to the Association for mailings and ensure you receive messages from the WPOA Board. Send your email address to WildernessBoard@gmail.com.

 **WPOA WEBSITE.** Our website (wildernesspropertyowners.org) which contains information about the Board's current work and community resources, including Frequently Asked Questions about the WPOA Covenants and county and local resources.

 **COMMUNITY FEEDBACK.** If you have feedback, the best way to reach the board is via email at wildernessboard@gmail.com. We welcome your ideas, thoughts, and suggestions.

GREENBELT ACTIVITIES

The greenbelt maintenance crew have been ivy gapping (removing a section of ivy attached to the tree) so that the ivy on the tree will die. We have made great progress on this initiative. We still have a few areas to focus on so don't be surprised if you see one or many of us out there in our yellow vests hard at work helping our greenbelt forests thrive. Oh, be sure to say hello and, of course, cookies are always welcome!

We have taken care of most of the hazardous trees identified in the 2018 arborist's report but there are still a few that we weren't able to get to. If funding allows, we'll work on those remaining trees. Our focus this year, other than hazard tree removals, will be to define a greenbelt management plan that incorporates best practices for forest management including thinning, replanting, and invasive removals. Though last year we made great progress in our 28 acres of greenbelts, there's still lots to do so stay tuned for more information as we prepare for the months and years ahead.

ARCHITECTURAL CONTROL COMMITTEE

The Architectural Control Committee (ACC) was established last year to review applications from Wilderness property owners seeking to make improvements or other changes to their home or property. Such projects would include building a shed or other out-building anywhere on your property, replacing or adding a new fence or retaining wall, adding new areas of paving, and expanding or making significant changes to your home. The application form is available on the WPOA website: <https://wildernesspropertyowners.org/wp-content/uploads/2023/06/wpoa-acc-application-fillable.pdf>. If you have a project in mind, please complete the ACC form several weeks in advance of your anticipated start date so that we have ample time to review it and let you know if any changes may be needed for approval.

Projects not requiring ACC approval include painting your home, replacing windows, doors, or skylights, landscaping, and replacing existing paving.

Wilderness is a special place and all of us appreciate our neighbors adhering to the guidelines that are included in the WPOA covenants. Before you plan your project, please review the covenants (<https://wildernesspropertyowners.org/covenants-bylaws-and-maps/>) to ensure that your project follows them. The ACC is available to answer any questions you have about what you may be planning. You can send an email to wildernessboard@gmail.com and your email will be forwarded to the committee for response.