

Wilderness Property Owners'
Association

WPOA

NOVEMBER 2024
NEWSLETTER

ANNUAL MEETING

November 19

6:30 PM

Fellowship Hall

Grace Community Covenant Church
5501 Wiggins Rd SE



MESSAGE FROM THE WPOA PRESIDENT

A hearty welcome to all the new members of the Wilderness community!

The volunteer board and many other community volunteers have had a busy 2024.

Our greatest asset, our greenbelts, and other community properties continue to be the focus of our activities. We are methodically working through the 2018/2019 greenbelt management plan, removing identified hazard trees and limbs while also responding to many previously unidentified greenbelt issues. Funds permitting, we hope to complete this plan during the next couple of months. Additionally, Christi McGinley's dedicated greenbelt management crew (Raghavendra Paturi, Albert Rios, Nick Quinn, Erica Thomas, and Cris Johnson) have been ivy gapping, blackberry wrangling, and otherwise helping to manage our green spaces.

The Architectural Control Committee (ACC), established in the fall of 2023, has been fully operational. Thank you, Cherryl Steben, Phil Frisk, and Nick Quinn, for helping us ensure new structures comply with community standards and maintaining and enhancing our property values.

In early 2024, the board assembled an ad-hoc committee to consider whether and, if so, how the WPOA should develop a policy and fining schedule to better ensure compliance with covenants. After several months of research and discussion, we concluded it best to defer this until such time the WPOA decides to hire a dedicated management agent to manage all that would be involved in this endeavor.

Last but not least, the board has reviewed and considered affordable data management and accounting alternatives to effectively manage our funds and communicate with all property owners and will begin to covert our current system in 2025.

TRAFFIC CALMING

Following years of effort among many neighborhood volunteers, we succeeded in persuading Thurston County to prioritize Wilderness for the implementation of traffic calming measures. After months of analysis, the County provided its recommendations in October (<https://wildernesspropertyowners.org/wp-content/uploads/2024/10/wilderness-traffic-calming-proposal-2024.pdf>), is collecting feedback (sam.bloom@co.thurston.wa.us), and will discuss the next steps with us at our annual meeting.

VOLUNTEER BOARD

OFFICERS

John Cusick

President

Brook Allan

Co-Treasurer

Ben Edwards

Co-Treasurer

Raghavendra Paturi

Secretary

MEMBERS AT LARGE

Larry Rus

Philip Frisk

Albert Rios

FIND US:

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GREENBELT MANAGEMENT

During the past year, we have been working to develop a greenbelt management plan to help us manage the common areas of our development. We met with several experts who gave presentations at the November 2023 and May 2024 WPOA membership meetings.

We recently walked our neighborhood and some greenbelts with local representatives from Firewise USA, including the Washington State Department of Natural Resources (DNR), Thurston Conservation District, and Lacey Fire District 3, to assess our community's fire resilience. They found that, while we are not in imminent danger from wildfire, we do have common sense actions we can take to ensure our community is fire resilient. In addition, we continue our efforts to develop a plan for managing our greenbelt forests so they can be healthy for years to come.

HOA DUES ANALYSIS

The WPOA board recently conducted an analysis of area neighborhood HOA dues. Zillow data was used to compile a list of 34 nearby neighborhoods and their annual homeowner association dues. This list was pared down to 24 after removing the 10 most expensive HOA dues. The range of dues for the remaining 24 neighborhoods is \$120 - \$500 per year. The average annual dues is \$311, and the median annual dues is \$350.

WPOA DUES ASSESSMENT

Our annual dues will remain at \$175 for 2025. However, the last time WPOA raised the annual HOA dues was in 2014. Given inflation, this would equate to \$236 today. In 2025, we will be updating our greenbelt management plan and begin compiling estimates to maintain and protect WPOA's greenbelt and common areas. In addition, the board has considered hiring a 3rd party management firm. Once the cost estimates are known for these items, the board will likely put forth a proposal to increase our dues in 2026.

W P O A 2 0 2 5 D U E S

*Please vote for or against maintaining the \$175 per lot annual dues assessment by email to vote@wildernesspropertyowners.org (please include your property address). Votes must be received no later than **7:00 PM November 17, 2024**.*

WPOA 2025 annual dues are **due no later than January 31, 2025**. Statements will be sent in December 2024 via email to all property owners for whom we have an email address. Others will be sent a statement via USPS mail.





Late dues payments are subject to interest charges, which will be assessed monthly for unpaid dues. If dues are not received by April 1, additional lien preparation and recording fees will be assessed. Avoid all the associated expenses and hassles by paying your dues on time! **If you do not receive a statement via email or mail**, please contact the Board at WildernessBoard@gmail.com.

BOARD CHANGES

Nate Skuza moved to Wenatchee and vacated his board position in early September. Thank you, Nate, for your years of service to the community! Albert Rios, one of our dedicated greenbelt volunteers, agreed to fill the board vacancy in October. Welcome, Albert!

Two board positions are scheduled for election: position 1 (John Cusick) and position 2 (Raghavendra Paturi). John Cusick and Nicholas Quinn have accepted nominations to fill these positions. Additional nominations are welcome!

ANNOUNCEMENTS AND INFORMATION

-  **EMAILS.** Please send us your email address to help 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) contains information about the Board's current work, community resources, and Covenants.
-  **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.
-  **NEIGHBORHOOD AWARENESS.** As the days shorten, please watch for people, critters, and other cars as you drive through the neighborhood. The weather and early darkness can make this time of year challenging.