



2016 WPOA Board Members

Larry Rus - President
matrus2007@hotmail.com
(360) 491-1101

Linda Liu - Vice President
lonyliu@hotmail.com
(218) 391-4392

John Cusick - Treasurer
john@cnssecure.com
(360) 459-4024

Dick Fankhauser - Secretary
dickathyfank@gmail.com
(360) 412-8270

Phil Harlan - Member-at-Large
philharlan@philharlan.com
(360) 701-5688

WPOA BOARD POSITION AVAILABLE

We are currently seeking two new WPOA Member-at-Large positions open on the Board. If you are interested in being an active member of the Board, please contact Larry Rus (President) at 360-491-1101.

The commitment is approximately 2 hours a month, and occasionally working on projects as needed.

The WPOA will be organizing work parties later this summer 2016 to clear brush and debris from entrance areas of our neighborhood. In 2015 we made great progress on clearing a ton of vegetation down at the entrance at Wilderness Drive and Boulevard Road. We would like to continue to make this space user friendly in 2016.

GREENBELT/TREE MANAGEMENT

In 2015 we were able to address a significant list of work in the greenbelts. We will continue to address the tree & greenbelt issues in 2016 as needed.

Our new WPOA President is Larry Rus and he warmly welcomes your comments and concerns.

We hope you have a wonderful & safe summer, and Larry will see you around the neighborhood.

BIANNUAL MEMBERSHIP MEETING

When: The meeting date is June 14, 2016 at 7:00 pm at the Barn.

Where: Grace Community Covenant Church, 5501 Wiggins Road.

We welcome all residents of Wilderness to attend our Biannual Property Owners Association Meeting being held at the Barn, located at the Grace Community Covenant Church, 5501 Wiggins Road. WPOA also invites all residents to check out our website at <http://www.wpoa.us/>. The website for the by-laws revision is <http://www.wpoa.us/?p=236>

The site has all the contact information for current board members as well as Wilderness Homeowner covenants, updated by-laws, meeting minutes and archived documents.

Last winter the WPOA board discovered that “director and officer” (D&O) liability coverage had been inadvertently dropped from the WPOA insurance policy in 2011. (D&O coverage limits the personal liability of anyone serving the association in an official capacity.) The board also discovered there was no official record of the disposition of a related proposed “indemnification” by-law amendment in 2002.

The board has addressed both of these deficiencies by recently adopting by-law amendments (<http://www.wpoa.us/?p=236>) and proposing a modification to the 2016 budget to enable purchasing D&O insurance coverage. The by-law amendments stipulate anyone serving the association in an official capacity is not personally liable for any actions taken on behalf of the association and requires that the association accordingly maintain D&O insurance coverage. The proposed budget amendment transfers allocated funds from “common area maintenance” (where we are likely to have an end of year surplus) to “insurance” to purchase the necessary insurance coverage. This amendment also moves additional funds into our PSE category, as Puget Sound Energy billings have been slightly more than anticipated this year. The adjacent table summarizes this proposal and provides year-to-date summary information for our major budget categories.

Please attend the semi-annual meeting to discuss and support the by-law revisions and budget.

	Approved Budget	Proposed Budget	YTD Revenue or Expense (5/18)
Revenue			
Dues	\$49,000.00	\$49,000.00	\$47,066.00
Major Expense			
Greenbelt/Tree	\$21,205.00	\$21,205.00	\$7,081.81
Common Area Maintenance	\$15,000.00	\$13,590.00	\$4,437.30
PSE	\$9,300.00	\$9,500.00	\$3,912.52
Insurance	\$2,150.00	\$3,360	\$0.00

We continue to have incidents of mail-box vandalism and break-ins in our neighborhood. Please get to know your neighbors if you can. Organize Neighborhood watches via email and keep an eye out for cars or people who you don't see on a regular basis. We appreciate when you help keep our neighborhood safe!

To report suspicious activity or persons, please contact the Sheriff's Department at the number below or call 911. We appreciate when you help keep our neighborhood safe! - Numbers to remember

Streetlight out or always on

Contact Puget Sound Energy directly at 1.888.225.5773. Please provide them with the numbers on the bottom portion of the light pole.

Storm drain, vegetation, debris issues

Contact Thurston County Road Operations at 360.867.2300 or complete a service request on their website.

Suspicious activity

Please report activity to the Thurston County Sheriff's office at 360.786.5500, unless it is an emergency then call 911.

General Neighborhood or greenbelt issue?

Contact any WPOA Board member at the information included in this newsletter.