



WPOA Annual Membership Meeting

- *When: Tuesday, November 18, 2014 @ 7 p.m.—"The Barn".*
- *Where: Grace Community Covenant Church, 5501 Wiggins Rd .*

**2014 WPOA
Board Members**

Cherryl Steben, President
cisteben@hotmail.com
(360)923-2435

John Ancock, Vice President
johnancock@comcast.net

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

Larry Rus, Member-at-Large
matrus2007@hotmail.com
(360) 491-1101

Jane Stavish, Member-at Large
stavful@comcast.net

**Please join me in welcoming our newest
WPOA Board Member Jane Stavish.**

**Jane has lived in Wilderness since 2004.
She enjoys organic gardening and walk-
ing her dogs.**

**She is active in the community, and we
are looking forward to her contributions
to the WPOA Board here in our Neighbor-
hood.**

If you see Jane, stop and say hello!



WPOA BUDGET	2014	2015 PROPOSED
Income	279 lots x \$110	279 lots x \$175
Income from HOA Dues	\$30,690	\$48,825
Expenses		
Greenbelt/Tree Management	\$10,200	\$20,930
Common Area Maintenance (Parks, entrances, signage)	\$15,000	\$15,000
Puget Sound Energy (Street Lights)	\$8,900	\$9,300
Insurance	\$1,750	\$1,750
Postage	\$400	\$400
Legal Fees/Filings	\$300	\$300
Printing/Copying	\$200	\$200
Post Office Box Rental	\$120	\$135
Supplies	\$100	\$100
Storm water Fees	\$40	\$40
Taxes	\$20	\$20
Meeting Hall Rental Fees	\$150	\$150
Contingency	\$500	\$500
Total Expenses	\$37,680	\$48,825
(OVER)/UNDER BUDGET	(\$7,000)	0



The proposed 2015 budget includes a dues increase from \$110 annually per lot to \$175 annually per lot beginning January 1, 2015. While we have not experienced a dues increase since 2006, some of our expenses continue to increase every year. Puget Sound Energy continues to increase slightly (about 25% since 2006), and the PO Box rental has seen a slight increase. Meanwhile, the Greenbelt/Tree Management expense has increased dramatically; a full 365% since 2006!

Specifically, the expense for Greenbelt/Tree Management increased from about \$2,000 a year to \$7,700 per year on average since 2006. So far in 2014, we have spent \$9,827 in tree removal and Greenbelt management, and there is still much to do.

We have a lot of Greenbelt in the Wilderness subdivision. Every property has adjacent Greenbelt or Common Area. Our Greenbelt vegetation continues to grow, but we also have trees that suffer damage from storms, are diseased or dangerous, or are coming to the end of their lifecycle. Problems have typically been addressed in a reactive manner. However, this year the Board began proactively managing the greenbelt, and we believe we should continue doing so next year in addition to addressing those increasingly frequent "dangerous" tree situations.

We are very fortunate to live in such a beautifully wooded neighborhood, and we need to make sure we manage our greenbelts while continuing to address homeowners' concerns about potentially dangerous trees. Therefore, the WPOA Board is asking homeowners to approve an increase in the annual dues to meet this important need.

Please come to the meeting on Tuesday, November 18th to vote on this important issue. If you can't make the meeting, scan and email your ballot by November 17, 2014, or send your voter's ballot by U.S. Mail to PO Box 466, Olympia, WA 98507-0466 by November 15, 2014.

WPOA July 2014 Work Party

**A big THANK YOU! to our homeowner volunteers who participated in the work party on Saturday, July 26th.
We accomplished the following:**

Moved a truckload of wood chips from the small drainage swale to create a nice path from Chambers Creek (the ditch) to Park 1.

Removed berry bushes, garbage, and vegetation from the drainage swale along Donnelly Drive and the smaller drainage swale.

Trimmed back the vegetation on the trail from the creek to Park 1 creating a wider path.

Removed ivy from trees in the Greenbelt by Park 1.

Removed vegetation off of Homeowners' fences at Park 1.



NEIGHBORHOOD SAFETY

The WPOA Board is still receiving reports of suspicious activities in the neighborhood. These include vandalism and home break-ins, as well as use of the greenbelt or parks for drug activities (smoking marijuana and drinking alcohol).

If you observe these types of activities, please contact the Sheriff's Department at the number on this newsletter. If it is an emergency, call 911.

Please also keep the WPOA Board apprised of these activities so that we can get information out to the other homeowners. Please refer to our previous newsletter for safety tips.

Missed a newsletter? Looking for meeting minutes?

Check out our Wilderness website at www.wpoa.us

Our website is still under construction, but you can find the WPOA Covenants, By-Laws, Board Meeting meetings, and newsletters already on the website.

We hope to have the website completed by the end of 2014.



Do you want to see something specific in the newsletter? Do you have something you want to share in the newsletter?

Contact Cheryl at cisteben@hotmail.com. We are happy to have homeowner participation in our newsletter.

Wilderness Property Owners' Association
PO BOX 466
Olympia, WA 98507-0466



If you received this newsletter in the mail, it is because we don't have your email address.

Please sign up to receive information electronically, which reduces printing and postage costs.

Send an email to cisteben@hotmail.com

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 numbers included in this newsletter.

2015 HOMEOWNERS' DUES VOTING BALLOT



Name(s) of property owner(s): _____ # of lots owned _____

Wilderness property address: _____

Property owner(s) signature(s): _____

_____ Yes, I approve increasing the annual HOA dues from \$110 to \$175 beginning January 1, 2015.

_____ No, I do NOT approve increasing the annual HOA dues from \$110 to \$175 beginning January 1, 2015.

Please mail your completed ballot to WPOA, PO BOX 466, OLYMPIA, WA 98507-0466 **NO LATER THAN November 15, 2014**, or scan your completed ballot and send via e-mail to me at cisteben@hotmail.com or to John Cusick, our Treasurer, at John@cnssecure.com **by November 17, 2014**.