

Semi-Annual Membership Meeting

- *When: Tuesday, June 17, 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@gmail.com
(360) 491-1101

Open Position, Member-at
Large

A representative from the
Thurston County Sheriff's
Office will attend our June
17th meeting to
answer questions
and concerns
about recent ac-
tivity in our neighborhood.



WPOA WEB PAGE



Thanks go to homeowner
Toby VanRoojen, who has
been working on construct-
ing our web page.

The page is still under construction, but
it will have information that now gets
sent via email.

This information can include general
alerts, copies of meeting minutes, Cov-
enants, By-Laws and other general in-
formation.

If you have suggestions for the web
page content, please let Cherryl know
by sending an email.

WPOA BUDGET

2014

Income	
Income from HOA Dues	(\$30,690)
Expenses	
Puget Sound Energy	\$ 8,900
Common Area Maintenance	\$15,000
Greenbelt/Tree Management	\$10,200
Insurance	\$ 1,750
Filing Fee—State	\$ 10
IRS Taxes	\$ 20
Stormwater Management Fee	\$ 40
PO Box Rental	\$ 120
Postage	\$ 400
Printing	\$ 200
Office Supplies	\$ 100
Meeting Hall Expense	\$ 150
Legal Fees—Filing	\$ 300
Contingency	\$ 500
Sheriff Patrol	\$ 0
Total Expenses	\$37,690
TOTAL	(\$ 7,000)
(reserves will be used if ex- penses exceed income)	

WPOA Board Openings

There is currently one open Board position. We would like for the membership to consider the open available position.

The Board member commitment may include the following duties:

- ⇒ Participation in monthly Board Meetings, semi-annual meetings, or specially called meetings
- ⇒ Leading or participating in WPOA community projects (within the Wilderness Subdivision)
- ⇒ Contacting or responding to homeowners in regards to their questions or concerns

Please let me, or any other Board member, know if you are interested. We really would like to fill this position as soon as possible. Thanks!



WILDERNESS PROPERTY OWNERS ASSOCIATION NEWSLETTER

June 2014

DON'T MAKE YOUR HOME A TARGET

Have you ever been locked out of your home? Were you able to get in anyway? If you could break into your own home, it's just as easy for someone else to break in, too.

Many intruders will spend no more than 60 seconds trying to break into a home.



Check Your Locks

- Make sure every external door has a strong, well-installed dead bolt lock. Key-in-the-knob locks alone are not enough.
- Sliding glass doors offer easy access if they are not properly secured. You can secure them by putting a broomstick or dowel in the inside track to jam the door or by installing commercially available locks. To prevent the door being lifted off of the track, drill a hole through the sliding door frame and the fixed frame. Then insert a pin in the hole.
- Lock double-hung windows with key locks or "pin" your windows by drilling a small hole at a 45 degree angle between the inner and outer frames, then insert a nail that can be removed. You should secure basement windows with grilles or grates (but make sure that they can be opened from the inside in case of fire).
- Never hide keys around the outside of your home. Instead, give an extra key to a neighbor you trust.
- When you move into a new house or apartment, re-key the locks.

Check Your Doors

While we all like to feel that once we close and lock our doors, we're safe and secure, the truth of the matter is that a lock on a flimsy door is about as effective as locking your car door but leaving the window down with your wallet on the front seat.

- All outside doors should be metal or solid wood.
- Install a peephole or wide-angle viewer in all entry doors so that you can see who is outside without opening the door. Door chains break easily and don't keep out intruders.
- If your doors don't fit tightly in their frames, install weather stripping around them.



For more safety tips go to:

National Crime Prevention Council
www.ncpc.org

Thurston County Sheriff's Office
www.co.thurston.wa.us/sheriff

The National Burglar & Fire Alarm Association
www.alarm.org/your_safety

Check the Outside

Take a look at your home from the outside, and keep in mind the following tips to help make your home as safe as it can be:

- Burglars hate bright lights. Install outside lights and keep them on at night. Motion-detector lights can be particularly effective.
- Keep your yard clean. Prune shrubbery so it doesn't hide windows or doors. Cut back tree limbs that a burglar could use to climb to an upper-level window.
- If you travel, create the illusion that you are at home by getting timers that will turn lights (and perhaps a television or radio) on and off in different parts of your home throughout the day and evening hours. Lights burning 24 hours a day signal an empty house.
- Leave shades, blinds, and curtains in normal positions. And make sure you don't let your mail and/or newspapers pile up. Call the post office and newspaper to stop delivery or have a neighbor pick them up.
- Make a list of your valuables, such as VCRs, stereos, computers, and jewelry. Take pictures of the items, list their serial numbers and description. This will help police if your home is burglarized.
- Ask your District police station for a free home security survey.
- When getting work done on your vehicle, leave only the vehicle key for the service personnel. The same goes for car park attendants and valets.
- If you are having work done on your vehicle, give the service station your business address – not your home address.

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.

WPOA Covenants— B-14 Vehicles

No form of vehicle shall be parked or stored, nor maintenance performed upon same, on any lot, except on driveways or prepared hardstand such as concrete, asphalt, or hard gravel, unless not visible to the public view. No vehicle shall be partially or completely dismantled within the public view of any lot. Partially or completely dismantled vehicles left within the public view on any lot for a period of fourteen days, or more, shall be deemed a nuisance. As used herein, the term "vehicle" shall include trailers.

WPOA Covenants—C-3 Vehicles

No form of vehicle, or trailer, shall be parked stored, maintained, or driven within the confines of the community areas.

For a full copy of the covenants, please send a request to Cherryl Steben at cisteben@hotmail.com.