



### 2017 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

**Julie Garver - Member-at-Large**

### WPOA NEWS

### IN THIS ISSUE

#### Street Lighting

You may have noticed several of the street lights in Wilderness appear brighter than others. This is a result of the transition to LED lights. In response to concerns about safety and energy efficiency, the Wilderness Board of Directors has decided to upgrade the street lights.

Replacing the old lights requires total replacement of the entire light fixture and not just replacing to bulb. Although the new lights are initially expensive, the Board felt this was a necessary improvement to the neighborhood. Since there are no funds set aside in the current budget for this work, the replacement will be staged over several years using residual funds from previous years. The first stage was completed in September and replaced 12 lights. The lights selected are primarily located at road intersections.

Puget Sound Energy has indicated we are eligible for a small energy rebate as a result of this upgrade. If you have a street light you believe should be included in the next phase of the upgrade, please contact or email any Board member.

#### WPOA Board Member Position

Please let us know via e-mail or at the meeting if you are up for this exciting opportunity!



#### Annual Meeting Information

**Date:** Tuesday, November 14, 2017

**Time:** 7:00 pm - 9:00 pm

**Location:** Fellowship Hall, Grace Community Covenant Church, 5501 Wiggins Road.

**A notice that we need emails of new residents or if people have changed their emails. Please update us at [wildernessboard@gmail.com](mailto:wildernessboard@gmail.com).**

### 2018 Budget

The WPOA Board proposes maintaining the same property owner dues amount (\$175) with only minor modifications to the proposed 2018 budget. The adjacent table displays the existing 2017 budget categories with expenditures to date as well as the proposed 2018 budget categories (colored blue, the last column). The dry summer likely means our many greenbelt trees are less stable, but thus far (as of 24 October) we have not yet had to expend all funds allocated to Greenbelt/tree Management.

Although we propose leaving the Greenbelt/tree Management budget category intact, we are proposing some minor modifications to other categories, which will be explained in more detail at the annual meeting on November 14th.

If you are unable to attend the November 14th meeting, please vote for or against maintaining the \$175 per lot annual dues assessment by: email to [vote@wpoa.us](mailto:vote@wpoa.us) (include your property address), or providing a property owner attending the meeting one of the two proxy forms available at <https://wpoa.us/covenants-bylaws-and-maps/>

WPOA 2017 Budget (Income)	Budget Amount (280 lots x \$175)	Actual (10/24/17)	2018 Proposed
Income from WPOA Dues	\$49,000	\$48,300	\$49,000
Major Expenses			
Greenbelt/Tree	\$21,205	\$6,677	\$21,205
Common Area Maintenance	\$13,590	\$11,359	\$13,590
PSE (Street Lights)	\$9,500	\$7,993	\$9,500
Insurance	\$3,360	\$3,222	\$3,705
Print/Copy	\$200	\$0	\$140
Meeting Hall Rental	\$150	\$20	\$20
PO Box Rental	\$135	\$130	\$150
Postage	\$100	\$98	\$100
Supplies *	\$100	\$136	\$100
Legal/Filing Fees **	\$100	\$46	\$10
Domain Name/Web Hosting			\$60
Storm Water Fees	\$40	\$0	\$0
Taxes	\$20	\$11	\$20
Contingency	\$500	\$0	\$400
Total Expenses	\$49,000	\$29,692	\$49,000

\* Includes check printing charges for new checking account

\*\* Includes website hosting/domain name registration fees