



2018 WPOA Board Members

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

Linda Liu - Vice President
 lindadasliu@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
Sean Griffioen - Member-at-Large

PROPOSED 2019 BUDGET & DUES

IN THIS ISSUE

The WPOA Board proposes maintaining the same property owner dues amount (\$175) with only minor modifications to the proposed 2019 budget.

The following table displays the existing 2018 budget categories with actual or estimated end-of-year expenditures as well as the proposed 2019 budget categories (colored blue, the last column). Similar to last year, although the dry summer likely means our many greenbelt trees are less stable, as of 24 October we've been lucky and not yet had to expend all funds allocated to Greenbelt/tree Management.

Considering where expenses are likely to be greatest and actual expenditures to date, we are proposing some minor modifications among budget categories, which will be explained in more detail at the annual meeting on November 15th.

If you are unable to attend the November 15th meeting, please vote for or against maintaining the \$175 per lot annual dues assessment by either:

- * Email to vote@wildernesspropertyowners.org (include your property address), or
- * Providing another property owner attending the meeting one of the two proxy forms available at <https://wildernesspropertyowners.org/covenants-bylaws-and-maps/>

Votes via email must be received no later than 3:00 PM November 15th!



Annual Meeting

When: November 15 at 7:00 pm.

Where: Grace Community Covenant Church, 5501 Wiggins Road. In the "Real Life" room at the adjacent the Children's Center (to the right of the Fellowship Hall building).

Please send us your email address if we did not have this in the past.

Budget Category	2018 Budget Amount	Estimated Actual (12/31/18)	2019 Proposed
Income	280 lots x \$175		280 lots x \$175
Income from WPOA dues	\$49,000	\$48,650	\$49,000
Expenses			
Greenbelt/Tree Management	\$21,205	\$15,933	\$21,260
Common Area Maintenance	\$13,590	\$12,634	\$13,590
PSE (Street Lights)	\$9,500	\$8,960	\$9,500
Insurance	\$3,705	\$3,222	\$3,600
Print/Copy	\$140	\$0	\$140
Meeting Hall Rental	\$20	\$20	\$20
PO Box Rental	\$150	\$132	\$150
Postage	\$100	\$206	\$150
Supplies	\$100	\$8	\$100
Legal/Filing Fees	\$10	\$10	\$10
Domain Name Registration/web Hosting	\$60	\$36	\$60
Taxes	\$20	\$22	\$20
Contingency	\$400	\$0	\$400
Total	\$49,000	\$41,147	\$49,000

Estimates based upon data available as of October 24, 2018

2019 Dues Assessments:

Please remember to pay your 2019 WPOA dues assessment no later than January 31, 2019. Reminder invoices or statements will be sent to all property owners in December. Tardy dues payments are subject to interest charges and, if not received by April 1, are subject to \$300 additional fees for lien preparation and recording. Avoid all the associated expense and hassle by paying your dues on time!

New Website Address:

The WPOA has a new domain name and the website has accordingly been moved. The association's website is now at <http://wildernesspropertyowners.org>.

Pro-Active Greenbelt Management & Survey:

The board is looking at managing our greenbelt over the long term with a pro-active agenda. In the past much of the work has been more reactive to complaints. The board is hoping to identify issues before they become a problem. Please go to <https://wildernesspropertyowners.org> & take the [survey](#) to learn more.

.Welcome our New Member-at-Large:

With the addition of Sean Griffioen, all open positions on the WPOA Board have been filled. Thank you Sean!