

**Wilderness Property Owners Association (WPOA)  
Homeowners Greenbelt and Neighborhood Survey  
Survey Summary  
Fall 2018**

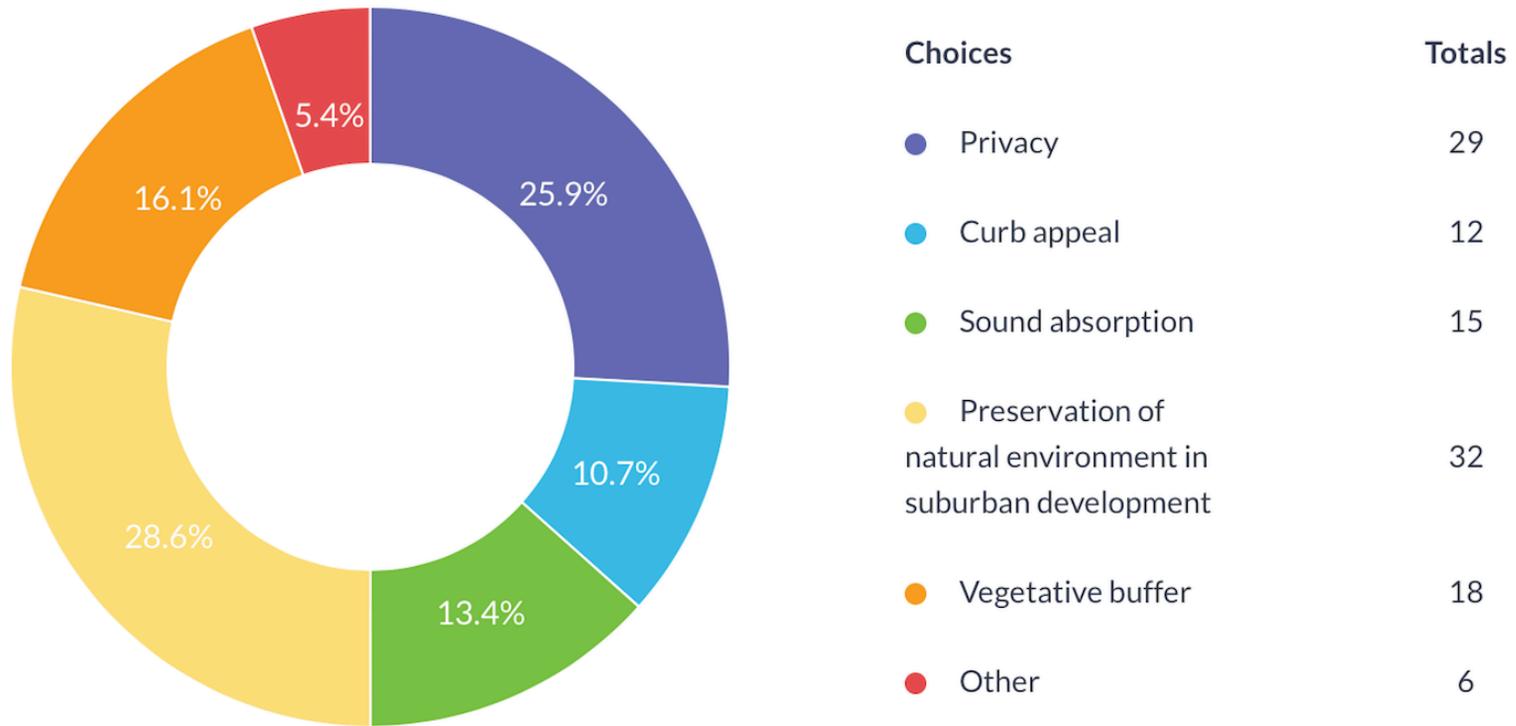
The WPOA Homeowners Greenbelt and Neighborhood Survey was shared with WPOA Homeowners in October 2018 through the fall newsletter and via email and the WPOA website. Homeowners were given until late November to complete. There was a total of 40 responses to the survey.

Roughly a third of participants have lived in the neighborhood five or fewer years, a third have lived here between 10-15 years and a third have lived here for over 15 years.

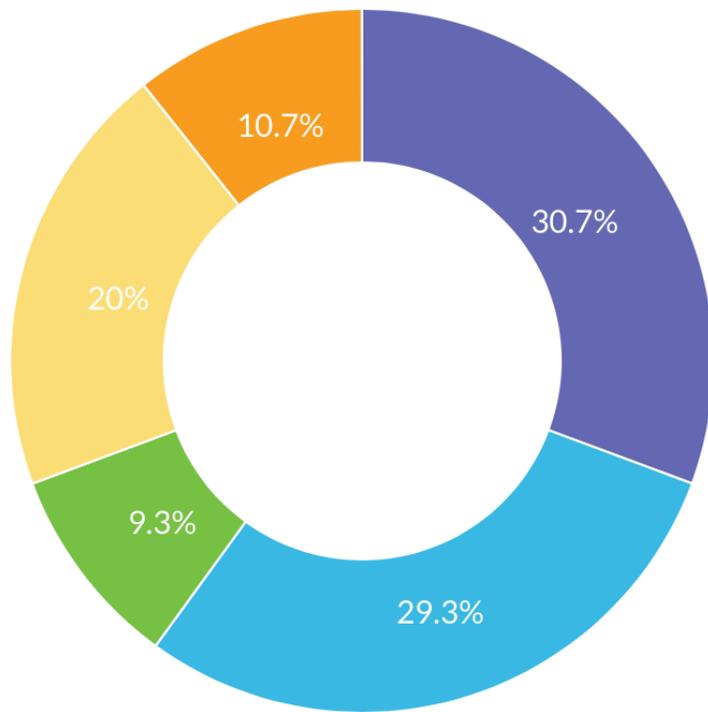
**Key Takeaways**

- When asked what are the primary functions of the WPOA greenbelt the most popular response was the preservation of the natural environment in suburban development (32 responses), followed by privacy (29 responses) and vegetative buffer (18 responses).
- When asked what the Board should prioritize in developing a greenbelt management plan the most popular response was safety (22 responses) followed by sustainability of the green belt over the long term (21 responses) and the replanting of removed or dead trees in the greenbelt (15 responses).
- Most of the participants prefer the Board communicate work and plans around the greenbelt management via email (32 responses) followed by updates posted to the WPOA Website (10 responses).
- When asked what homeowners would consider contributing to greenbelt management most identified an increase in HOA dues (17 responses) followed by in-kind donations (11 responses) and physical labor (10 responses).
- When asked what do homeowners see for the greenbelt in the next 5 or 10 years common themes emerged around safety, sustainability, privacy and recreation.
- When asked about ideas for the Board to consider with regard to neighborhood improvements ideas focused around increasing opportunities for social and community engagement, safety and greenbelt management.
- When asked to share challenges and opportunities with the Board comments echoed prior themes including social engagement, safety, and sustainability of the greenbelt.

**Q1. What do you believe are the primary functions of the WPOA greenbelt?**

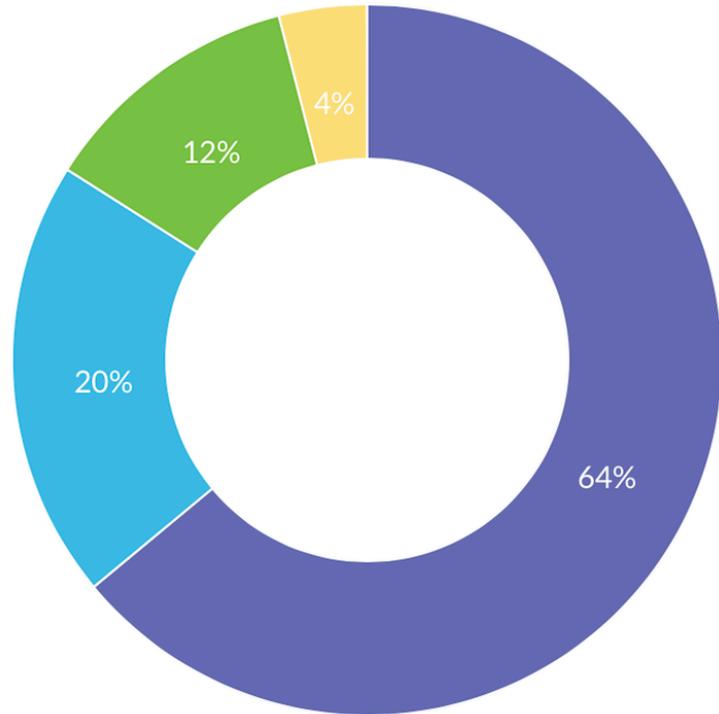


**Q2. What should the Board prioritize in developing a greenbelt management plan?**



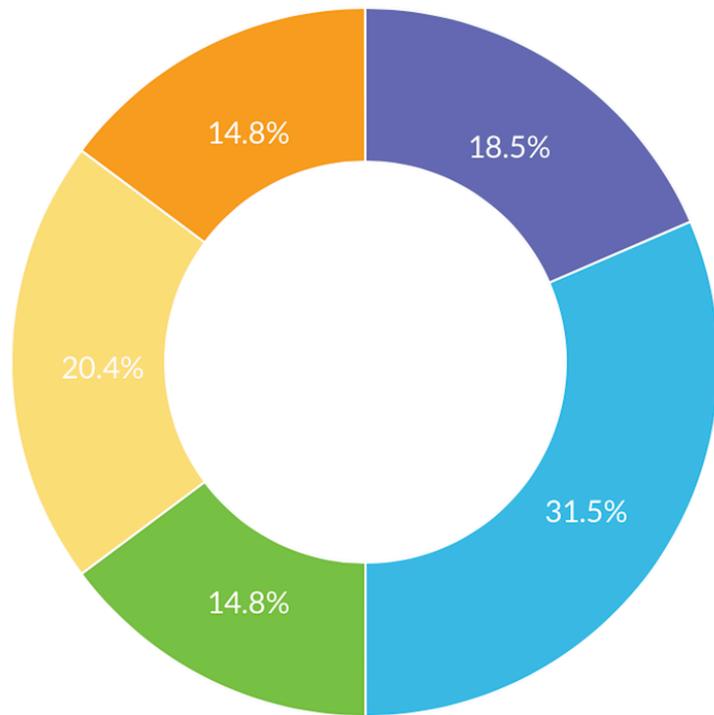
Choices	Totals
● Safety (e.g. damage to property)	23
● Sustainability of the greenbelt over the long term	22
● Neighborhood amenities (e.g. walking paths, playground)	7
● Replanting removed or dead trees in the greenbelt	15
● Other	8

**Q3. How would you prefer the Board communicate work and plans around greenbelt management?**



Choices	Totals
● Email	32
● Post updates to the WPOA website	10
● Updates at the semi-annual and annual meetings	6
● Other	2

**Q4. What resources would you consider contributing to greenbelt management?**



Choices	Totals
● Physical labor	10
● Increase in HOA dues	17
● A one-time special assessment	8
● In-kind donation (i.e. time, dump runs, equipment, maintenance)	11
● Other	8

**Q5. What do you see for the greenbelt in the next five or ten years?**

Clear hazards such as junk people have dumped in there; cut tops of hazard trees but leave snags for wildlife habitat; make parks where residents can sit, play, gather; clear paths through the wooded area for walking so that we don't have to walk on the street where the cars travel too; fast replant.

For the most part, leave it alone. Remove only problem trees and possibly noxious weeds. Limit human infringement.

Safety is our main concern. Trees covered in ivy have difficulty staying healthy. Could regular ivy removal help our trees?

Eradicate ivy. Leave as natural as possible. Remove hazardous trees as determined by certified professionals. Replant native trees.

Hope to continue to have a sustainable and healthy greenbelt. No hiking trails. No encampments. No crime.

A more cared-for look; i.e. dead tree removal, necessary trimming close to private property, cleared walking paths.

Debris, dead trees and vegetation removed for fire protection purposes. Fireworks ban for fire safety purposes. No path development to prevent crime home invasion and evasion of privacy.

In the future, I see ivy removal, perhaps some dangerous limb removal, tree re-planting, basic trail maintenance.

Maintain and protect the greenbelt, and possibly plant additional trees to ensure a healthy, flourishing greenbelt. The greenbelt is a big draw for many residents. It needs to be a priority for this neighborhood.

Maintaining a healthy greenbelt that is safe and free from diseased and damaged trees. It would be nice to keep them as native as possible.

Clean out the invasive species (ivy) and actively maintain the trees before they become a problem. Also the common areas are hard to find, and the trails to get there are mostly unmaintained. Identification and more maintenance would go a long way to having those areas more actively used.

A volunteer arborist from T.E.S.C. sharing results with the association members for further discussion is acceptable as long as this person is not accompanied by pot smoking liberal affiliates prowling behind and next to our homes. Homeowners would have to be notified prior to privacy invasion.

Removal of invasive undergrowth. Or, the possibility of homeowners to potentially purchase greenbelt areas behind their homes with the stipulation in the bylaws or covenant that no trees will be removed.

I would like to see improvements made to this so that our community has vibrant pathways to walk around on.

I'd like to see it still remaining. It is the reason I bought a house in this neighborhood. It really breaks my heart to see neighbors have trees cut down. One neighbor behind us had all trees in the greenbelt removed.

No change to current policy. Maintain the Wiggins & Boulevard Road entrances, mow the lawns between duplexes and single family homes.

Right now most of the greenbelt areas are full of weeds and under growth so couldn't be used for any walking. They are more of a fire hazard than beauty or pleasant. I feel that they were better before the assoc was told to not do ANYTHING in the greenbelts. Let the people claim it. At least it is clean.

Overgrowth and deterioration, needs to be thinned out. Take out all trees that have vines growing on them. Not just cut down & left to rot.

I think doing a cleaning up every two years for the greenbelt areas and taking out the Blackberry vines.

Preventative maintenance to preserve current greenbelt while also factoring in safety to owners and their property.

Clean them up, ours has been used as a dumping spot and there is a lot of garbage that needs to be hauled off. Limb/remove trees that cause safety issues.

Concerns- possible hazardous trees, downed trees that provide dry materials that could fuel fires. Would not want to see wholesale cleaning out of greenbelts. Having ready access for people to travel is an invitation for break ins of properties. Want to keep the privacy and wildlife.

Keeping the trees healthy and safe. Maintaining trees that have been topped off. We have several trees that have been topped behind our house that are unsafe.

We want the greenbelts staunchly preserved as greenspaces for native trees and plants perhaps some native plant planting parties?). Without greenbelts and a commitment to trees, Wilderness would not be Wilderness, We love what makes this neighborhood unique! There is none other like it.

Removal of ivy to ensure mature trees continue to grow. If left unchecked, ivy chokes out the ferns and Oregon grape, and eventually can killethe large trees as well.

My property is surrounded on 2 sides by greenbelt. A large majority of that greenbelt is covered in thick blackberries. I view the greenbelts as a constant source of frustration and headache trying to manage to keep the blackberries off my property.

Removing unhealthy overgrown trees and shrubs as needed. Walking paths are nice. Curbe appeal is important.

I would like the greenbelt to be managed so that all can enjoy it, thinning and adding some walking paths and removing some large trees and replacing them with new ones to let in some more light while keeping the secluded feel. I support efforts to keep the greenbelt from becoming a hazard.

**Q6. As the Board considers neighborhood improvements what ideas do you have?**

Perhaps a neighborhood social committee. A group that offers ways for the community to get to know one another. Group walks around the loop, Soup Nights, 4<sup>th</sup> of July bike ride/walk parade, Easter egg hunt, Earth Day trash pick up, work parties, etc. Thanks for all that you do on the Board!

Keep the greenbelt cleared of dead trees/branches that have fallen due to storms, plant new trees or replace dead ones in areas hardest hit, determined if there is old growth forest in our greenbelt, and ensure that the ENTIRE greenbelt is looked at and maintained.

The lighting improvements are greatly appreciated. Speeds are still a problem and various methods need to be looked to keep speeds in check.

An arborist that does proactive work and watching for the trees that need help somehow before the trees fall.

It becomes hazardous to drive around Wilderness when People who have 4 or 5 cars parked in the street everyday & night. Please ask them to park off the curve

Stop people from taking down good trees. Speed bumps on Wilderness dr., Donnelly, Donovan Dr. SW to slow down traffic.

Continue with better lighting; clearing plants along the roads for improved visibility of oncoming cars for walkers and to see street signs better. Ask fire department or forest service to do an inspection of our wooded area with fire safety in mind and make recommendations for reduction of risk.

Have trees trimmed around street lights. Keep it simple. Don't create or try solve problems that don't exist.

Sidewalks and a playground would be nice. Having an arborist come check all the trees is reassuring . Great next step.

Continue lighting improvements. They are awesome! Consider improving the park with amenities. Remove junipers by entrance at Boulevard. Replace with grass.

Create other amenities to improve the neighborhood such as playgrounds, sidewalks, opportunity for the community to gather.

Work with the county to develop an overall plan to improve storm drainage systems. Ours are sorely inadequate. Create a savings program and fundraising to purchase new solar powered street lighting. Establish a minimum standard for yard landscaping to protect property values (with a penalty).

The neighborhood is wonderful as is, but there are many lots not well maintained, too many cars on road, too many street lights blocked by homeowners shrubbery and/or trees. Also, at least one residence has pit bulls breaking through the fence. Speeders controlled. Fire hazardous debris gone.

Continuation of the street lights to be converted to LED. Maybe speedbumps the school bus stops for increased safety of the children during loading and unloading.

Keep the existing streetlights, but make these more directional light down toward the street and off the sky and houses. Understand these are not the current style in use in most places, but they add a nice quality to our neighborhood. Would love improvements in the greenbelt to be more communal.

Greenbelt maintaining, education about invasive species, community disaster preparedness, social events.

Legal challenge to the flawed Flood Zone designation regarding the seasonal ditch that doesn't flood. More street lamps. How about a neighborhood garage sale. Many neighbors I've spoken to would like to see this as many other neighborhoods around us are already doing this.

Selecting dark sky compliant street lights when replacing luminaries. Improving walking trails with access to LBA. Greenbelt management. Speed reduction measures on Wilderness.

Not sure...maybe limit people's ability to chop down an old growth tree in the front yard without board approval, as I'd hate the neighborhood to lose its characteristic deep-forest feel.

The Board does a great job. Thank you. We are most concerned about preventing new road connections to Wilderness that would increase traffic noise and harm its peaceful, forest-like feel. Wilderness is an oasis in a rapidly developing area.

I agree with having an arborist come out and assess our greenbelt for potential "problem areas" and hazards that could lead to property damage or pose a potential safety concern.

Making sure all street lights work, especially since are paying for them. Do we pay per light? I know in Highline we have some out that I need to call about.

Remove hazardous trees, allow neighbors adjacent who are willing to keep up their adjoining greenbelts. Do not plan uses for traveling like walking trails need the privacy.

**Q7. What opportunities and challenges would you like to share with the Board?**

Nothing in particular, just that in a big picture sense, Wilderness' identity as a neighborhood of green space is worth protecting!

I'd like to see clearing of blackberry brambles and other noxious weeds. There is some junk in our greenbelt behind our house. I would like it cleared also the path along the gas line could use some sprucing up. Make it a better more appealing and safer path. Trim trees that block visibility.

The trees safety is number one. I also really appreciate the emails that I receive about concerns in the neighborhood, like suspicious characters or incidents.

Revitalizing the neighborhood for families with kids and pets. More families with young children are moving in.

I don't understand this question...why would you require at least 100 characters for this space??

Neighborhood watch in play. Have volunteered several times. Area does not need additional paths, recreational opportunities, etc. Just maintaining what already exists. Already many family recreational opportunities. One which is within walking distance.

The possibility of a homeowner to purchase the greenbelt area directly behind their homes with the stipulation that no trees will be removed (unless deemed structurally unsafe from tree professional).

The FEMA flood mapping designation for several properties has been a real issue. A few of the neighbors directly around me and I have figured out how to navigate the review process, but it hasn't been very easy. I'm not entirely sure the information used to determine the flood elevation is correct.

Speed bumps on Wilderness dr., Donnelly, Donavan Dr SW to slow down traffic. I have written several letters but nothing is done. Somebody is going to be hurt.

Keeping the privacy and safety. Allowing people to maintain the greenbelts adjacent to their properties without doing permanent building. Permissions for tree removal if necessary. Some may be willing to pay for it if it is a danger to their property.

Your budget and list look appropriate enough.

Just a thought...if the Board and others find that ivy removal is an issue they want to tackle, you might try working with the Conservation District (Erica Guttman) to see if they can offer assistance/resources towards replanting native plants.

We do not have difficult challenges in our greenbelt other than keeping the blackberry bushes at bay so they don't take over our yard and picking up the large branches that fall into our yard. For us, this is relatively easy and not that time consuming.

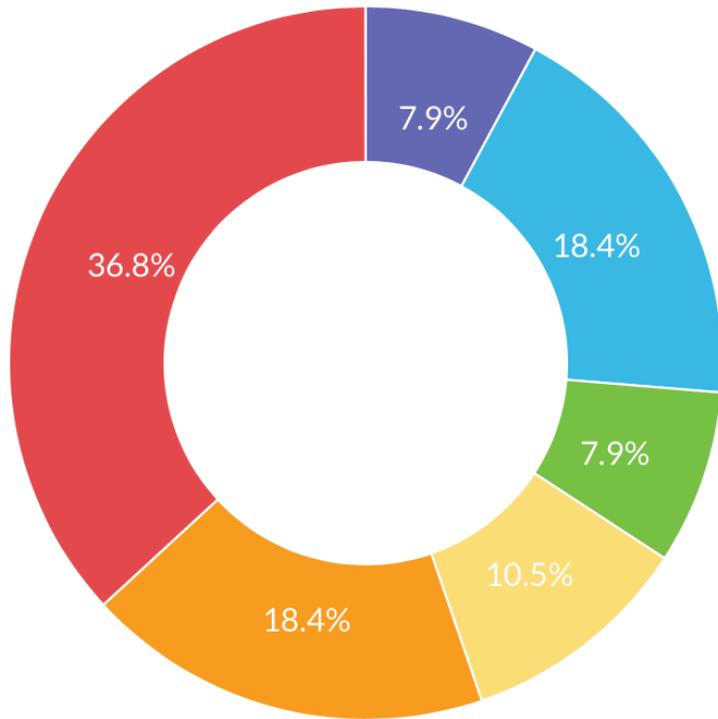
<http://m.mil.wa.gov/emergency-management-division/preparedness/map-your-neighborhood>

<http://www.nwcb.wa.gov/weeds/english-ivy>

As previously stated, a challenge would be the county and FEMA's flood mapping designation regarding the ditch.

I am willing to help but am new to the area so I don't have a lot of contact opportunities. I would be able to volunteer time.

**Q8. When did you move to the neighborhood?**



**Choices**

**Totals**

● Within the last year

3

● Within the last three years

7

● Within the last five years

3

● Within the last ten years

4

● Between 10-15 years ago

7

● Over 15 years ago

14

### **Survey Responses:**

- 40 total survey participants
- Question 2: 37 answers and 3 unanswered
- Question 3: 37 answers and 3 unanswered
- Question 4: 35 answers and 5 unanswered
- Question 5: 28 answers and 12 unanswered
- Question 6: 23 answers and 17 unanswered
- Question 7: 16 answers and 24 unanswered
- Question 8: 37 answers and 3 unanswered