

Wilderness Property
Owners' Association

WPOA

NEWSLETTER

VOLUNTEER BOARD

Julie Garver

President

olywa4502@gmail.com

Phil Harlan

Vice President

philharlan@philharlan.com

(360) 701-5688

John Cusick

Treasurer

john@cnssecure.com

(360) 459-4024

Dick Fankhauser

Secretary

dickathyfank@gmail.com

(360) 412-8270

Larry Rus

Member-at-Large

Sean Griffioen

Member-at-Large

Dan Phillips

Member-at-Large

FIND US:

WEBSITE:

wildernesspropertyowners.org

EMAIL:

WildernessBoard@gmail.com

PO Box 466
Olympia, WA
98507-0466



MESSAGE FROM THE WPOA PRESIDENT

Dear WPOA Neighbors:

As your recently elected president, I want to introduce myself along with the new board members and officers and give you some insight into the direction the WPOA Board is going.

My name is Julie Garver and I welcome the opportunity to serve you as President of the WPOA Board of Directors. We moved into our new home in 2016. While we are rather private, we have come to enjoy the beauty of our neighborhood and the thoughtful and welcoming neighbors we encounter. We are happy to be part of this community.

My fellow Board members and I want to express our sincere thanks to outgoing President Larry Rus and Vice President Linda Liu for their time and dedication serving the neighborhood. We appreciate the significant accomplishments achieved during their years of service. These changes have led to new Officers on the Board and a new member to the Board. Details follow in the newsletter.

The neighborhood has seen improvements over the last year with the upkeep to the common areas and upgraded streetlights throughout the community. It is our intent to continue to serve our community to the best of our collective abilities. We plan to make the WPOA one that works for everyone in the community in a way that is fair, respectful, and transparent.

To that end, late last year the Board undertook a proactive Greenbelt management approach that continues into this year and will continue for several future years. This underscores the Board's commitment to be proactive in addressing issues for the betterment of the community as a whole. In addition, the Board is proposing updates and revisions to the 41-year-old current Covenants. The proposed changes and process are outlined in this newsletter. Finally, this fall the Board will begin discussions about a potential dues increase to address proactive Greenbelt management and other investments raised by Association members such as, but not limited to, speed bumps, additional upgraded streetlights and improvements to the WPOA park area.

So, stay tuned!



MESSAGE FROM THE WPOA PRESIDENT (CONT'D)

SOME IMPORTANT ANNOUNCEMENTS:

Semi-Annual Meeting Announcement. The Semi-Annual Association Meeting will take place on **Tuesday, May 21 at 7:00 p.m.** at Grace Community Covenant Church in the Fellowship Hall. Please note that the Board will be discussing potential changes to the WPOA Covenants and gathering feedback.

Emails. Please send us your email address if we do not already have it (we don't if you're receiving this via postal mail!). It will reduce costs to the Association for mailings and ensure you receive messages from the WPOA Board in a timely fashion.

Yard Waste and Debris in the Greenbelt. The Board has received reports that yard waste and debris is being dumped in the Greenbelt. This is a violation of the current Covenant C-5 which states that no storage, dumping or burning of trash, garbage, rubbish or other waste shall be allowed within the confines of the community areas. If you are unsure how to handle yard waste and/or garbage please go to www.co.thurston.wa.us/solidwaste/garbage/garbage-warc.html for more information.

WPOA Community Resources. The WPOA website (wildernesspropertyowners.org/resources/) provides several links to resources in our area. The resources include contacts regarding issues and concerns for Thurston County and other specific areas such as emergency preparedness, flood plain, and public safety. If you have suggested additions for the WPOA's Resource page or note that information provided is incorrect or out-of-date please provide changes to the Wilderness Board via email at **WildernessBoard@gmail.com**.



I would like to thank everyone for the continued support and patience. We appreciate any feedback and welcome your ideas, thoughts, and suggestions. If you have feedback, the best way to reach the Board is via email at **WildernessBoard@gmail.com**.

Lastly, I want to thank my fellow Board members who create newsletters, manage Greenbelt issues, and countless other duties that make our neighborhood great. Your work is greatly appreciated.



PROPOSED UPDATE AND CHANGES TO WPOA COVENANTS

In February 2019, the Wilderness Property Owners' Association (WPOA) Board undertook a review of the current WPOA Covenants. The Covenants are the legal document that lay out the guidelines for the WPOA community. The review was initiated for two reasons:

1. WPOA Covenants have not been updated since the original drafting in 1978 when the WPOA was established.
2. In response to suggestions and concerns received from members of the Association.

PROCESS

Beginning in February, the Board undertook a review of other Association covenants in the Olympia/Tumwater/Lacey area in order to identify potential updates and changes to the WPOA Covenants. The Board then met in March and April to consider revisions to the Covenants for review and approval by the full Association.

PROPOSED REVISIONS

The proposed revisions to the WPOA Covenants fall into three areas:

1. Substantive
2. User-Friendliness
3. Technical

Substantive

The Board proposed a handful of substantive changes to the Covenants. The substantive changes are proposed based on issues, concerns, and requests of multiple Association members over the years. Many of these changes also reflect changes in municipal codes and laws since the current Covenants were established in 1978. The substantive changes range from a new definition section to clarifications regarding the use of fireworks, parked vehicles, the display of political signs, and short-term rental businesses.

User-Friendliness

In the Board's review of other Covenants, it was clear that the current WPOA Covenants could be revised to provide easier to read headers and grouping of related issues. The proposed draft moves and combines several areas of the current Covenants.

Technical

The revised Covenants propose several technical changes to the current Covenants such as changing existing references to the original developer who sub-divided the area to proposed language that identifies lot owners.

NEXT STEPS

The Board will consider feedback from the Association regarding the proposed changes to the Covenants and other suggestions received at or before the May Semi-Annual Association Meeting.

If you are unable to attend the May meeting please feel free to send your suggestions and comments to: **WildernessBoard@gmail.com**.

To prepare for this discussion the Board has created documents mapping the changes from the current Covenants to the new Proposed Draft. These documents can be found at:

wildernesspropertyowners.org/Covenants. Considering any feedback received from the Association, the Board will draft a final proposed revision of the Covenants. The final proposal will be voted on by the Association in late June. Association members will be able to vote either via email or postal mail. Fifty-percent plus one of all property owners must approve the Covenants for the revised Covenants to take effect. The goal is to finalize the Covenants sometime in July.



WPOA BOARD ENGAGES IN PROACTIVE GREENBELT WORK

In late 2018 the Board undertook a comprehensive evaluation and inventory of the WPOA Greenbelt. The Board hired an arborist familiar with our community to provide the Board with the condition of trees in the Greenbelt, recommendations for preservation of the Greenbelt, and identification of priorities to address safety for residents.

This work stemmed from a multi-month discussion among the Board and feedback from the Association's members at the annual WPOA meeting to develop a plan to proactively preserve the WPOA Greenbelt with a focus on sustainability and safety.

The review was administered by the WPOA Board with the goal of developing a proactive plan to improve Greenbelt health and address safety issues. The review resulted in the development of a “road map” of management activities to protect and improve the health, use, and access of the Greenbelt. Finally, the review provides the Board with a long-term sustainable greenbelt management plan.

The Board continues to work on a multi-year implementation plan with a general timeline of five years. In addition, the Board is currently undertaking work to determine an estimated cost to address identified priorities as well as the overall health of the Greenbelt (i.e., blackberries, ivy, underbrush, replanting). Currently, the Board is utilizing current dues to support this effort but additional resources may need to be considered.

Finally, the Board has and will continue to engage with Association members regarding inquiries and questions about access to the Greenbelt and our neighborhood. The Board plans to keep the Association members informed of this work through a variety of modes of communication including the semi-annual and annual meetings, website, newsletters, and email.

For those Association members interested in working in the Greenbelt, the Board is in the process of developing a form for Association members to complete and provide to the Board to sign-off on potential work. We hope to have the form available on the WPOA website in late spring or this summer. This allows for engagement by Association Members without the Board negating its responsibility to manage the Greenbelt.

WPOA ELECTS NEW SLATE OF BOARD OFFICERS AND A NEW MEMBER JOINS THE BOARD

In January, the WPOA Board elected a new slate of officers. The following members have been elected by the Board to serve as Officers for the 2019 year:

- Julie Garver, President
- Phil Harlan, Vice President
- Dick Fankhauser Secretary
- John Cusick, Treasurer

We would also like to welcome our new Board Member-at-Large, Dan Phillips and thank former Vice President Linda Liu for her incredible commitment and dedicated service.

