

Wilderness Property Owners'  
Association

# WPOA

FEBRUARY 2022  
NEWSLETTER

IN-PERSON ANNUAL MEETING  
MAY 24, 7:00PM

*Fellowship Hall*

Grace Community Covenant Church  
5501 Wiggins Rd SE

## VOLUNTEER BOARD

### OFFICERS

**Julie Garver**

*President*

[olywa4502@gmail.com](mailto:olywa4502@gmail.com)

**Vacant**

*Vice President*

**John Cusick**

*Treasurer*

[john@cnssecure.com](mailto:john@cnssecure.com)

**Dick Fankhauser**

*Secretary*

[dickathyfank@gmail.com](mailto:dickathyfank@gmail.com)

### MEMBERS AT LARGE

Sean Griffioen

Raghavendra Paturi

Dan Phillips

Mike Premer

## FIND US:

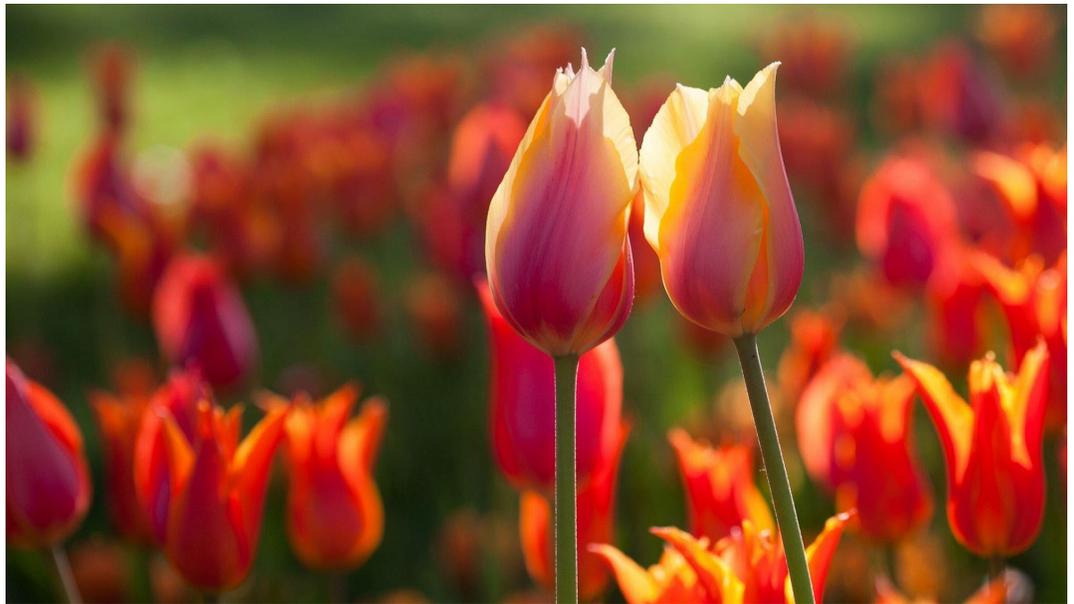
### WEBSITE:

[wildernesspropertyowners.org](http://wildernesspropertyowners.org)

### EMAIL:

[WildernessBoard@gmail.com](mailto:WildernessBoard@gmail.com)

PO Box 466  
Olympia, WA  
98507-0466



## MESSAGE FROM THE WPOA PRESIDENT

Welcome new Association members and hello current neighbors!  
We are happy to share with you the February WPOA newsletter.

- **NEIGHBORHOOD AWARENESS.** The days are getting a little longer and winter is coming to an end. As daylight continues to extend be sure to be aware as neighbors experience our community outside walking, running, and playing.
- **EMAILS.** Please send us your email address if you have not already. It will reduce costs to the Association for mailings and ensure you receive messages from the WPOA Board.
- **WPOA WEBSITE.** Check out the WPOA website (<https://www.wildernesspropertyowners.org>) which contains information about the Board's current work and community resources including Frequently Asked Questions about the WPOA Covenants and county and local resources.
- **COMMUNITY FEEDBACK.** If you have feedback the best way to reach the Board is via email at [WildernessBoard@gmail.com](mailto:WildernessBoard@gmail.com). We welcome your ideas, thoughts, and suggestions.

The year began with the WPOA Board welcoming two new board members and saying goodbye to another. The WPOA Board welcomed **Raghavendra Paturi** and **Mike Premer**. We also said farewell to **Phil Harlan**. The Board thanks Phil for his long service to the Board and commitment to our community.

In addition, the WPOA Board began meeting monthly via Zoom. Minutes from the meetings can be found on the WPOA website (<https://www.wildernesspropertyowners.org>). We are hopeful we will be able to hold an in-person semi-annual meeting in May.

## REMINDER: WPOA 2022 DUES

If you have not paid your WPOA 2022 annual dues (**\$175**), please do so. Invoices were sent to all property owners in December via email or mail if the Board does not have an email on file. Annual dues are assessed in accordance with the *WPOA Covenants B-17 Assessments* (<https://wpoadotus.files.wordpress.com/2019/10/original-covenants.pdf>) and payment should be received by January 31 to avoid interest charges. If dues are not received by April 1, additional fees for lien preparation and recording will be assessed which would increase the total due to **more than \$500**.

## WHAT DO WPOA DUES SUPPORT?

The Wilderness Property Owners Association is committed to preserving an attractive, healthy, and sustainable neighborhood and contributing positively to a desirable and enjoyable community.

To support this commitment, the Association requires each property owner to contribute through annual dues. Annual dues are proposed by the WPOA Board and voted on by the Association members each year. The fiscal health of the Association is regularly reviewed by the Board as well as with Association members.

The dues cover a range of services and support for the Association. This includes landscaping maintenance of common areas, electricity for street lights, and Association insurance. Most recently dues allowed the WPOA Board to complete its work to replace all streetlights in the neighborhood with more efficient LED lights which provide greater lighting and savings for our community.

Among the largest commitment is maintenance and proactive improvement of the WPOA Greenbelt. Dues support the Board's work to address trees and other vegetation issues within the Greenbelt caused by weather damage and aging. In addition, dues support the ability for our community to proactively preserve our Greenbelt with a focus on sustainability and safety. This effort began in 2018 with the development of a "road map" of management activities to protect and improve the health, use, and access of the Greenbelt. While the pandemic did slow this work, the Board is continuing to address issues to protect our Greenbelt areas.

Further information about the Association's financials and minutes of the WPOA Board can be found on the WPOA website (<https://www.wildernesspropertyowners.org>).

## COVENANT SPOTLIGHT



The WPOA Covenants provide the agreed upon and legally binding guidelines for the planned community as defined by the Plats of Wilderness and Wilderness Division. In other words, the Covenants are the rules for the neighborhood. The Covenants address a range of issues from community areas to signage and temporary structures.

This newsletter, we are shining a spotlight on Covenant ***C-5 Dumping and Storage of Rubbish and Waste*** in community areas. As defined in the WPOA Covenants (C-2), community areas are defined as "those areas dedicated solely to the purposes of providing recreation greenbelt and playground areas and pathways to the owners or residents of The Plat of Wilderness; no other purpose, no matter how temporary, will be permitted."

Covenant C-5 states, "No storage, dumping or burning of trash, garbage, rubbish or other waste shall be allowed within the confines of the community areas." This concurs with the residential area Covenant ***B-12 Garbage and Refuse Disposal***. Covenant B-12 states, "No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage and other waste shall not be kept except in sanitary containers. No garbage shall be disposed of by burning or burying."

Both support the shared commitment of our community, as stated in the Covenants, to provide for the continued aesthetic, healthful, and uniform development, use, and enjoyment of our community.

The Covenants can be accessed in full by going to the WPOA website (<https://wpoadotus.files.wordpress.com/2019/10/original-covenants.pdf>).