

Wilderness Property Owners'
Association

WPOA

NOVEMBER 2022
NEWSLETTER

IN-PERSON ANNUAL MEETING

November 22

7:00PM

Fellowship Hall

Grace Community Covenant Church
5501 Wiggins Rd SE

VOLUNTEER BOARD

OFFICERS

Julie Garver

President

olywa4502@gmail.com

Vacant

Vice President

John Cusick

Treasurer

john@cnssecure.com

Dick Fankhauser

Secretary

dickathyfank@gmail.com

MEMBERS AT LARGE

Raghavendra Paturi

Dan Phillips

Melissa Macchiarella

Nate Skuza

FIND US:

WEBSITE:

wildernesspropertyowners.org

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WildernessBoard@gmail.com

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MESSAGE FROM THE WPOA PRESIDENT

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

ANNOUNCEMENTS AND INFORMATION

NEIGHBORHOOD AWARENESS. As the days shorten, please keep an eye out as you walk or drive in our neighborhood for people, critters, and cars. The weather and early darkness can make this time of year challenging.

WPOA ANNUAL MEETING: The WPOA Annual Association Meeting will take place on **Tuesday, November 22 at 7:00 p.m.** at Grace Community Covenant Church in the Fellowship Hall. Details can be found on the WPOA website including an agenda and logistics (<https://wpoadotus.files.wordpress.com/2022/10/wpoa-annual-agenda-11.22.22.pdf>).

WPOA BOARD VACANCY. The WPOA Board currently is anticipating two board vacancies by the end of the year. Come join a dedicated group of neighbors committed to the long-term health, safety, and beauty of our community. The WPOA is managed by a board of seven volunteer directors. The Board meets once a month and hosts the semi-annual and annual association meetings. If you are interested in this position or have questions, please email the Board at WildernessBoard@gmail.com.

3900 BOULEVARD. If you are wondering about the recent activity along Boulevard Road near the roundabout and by the water tower you can find a link to this project on the WPOA Resource website (<https://wildernesspropertyowners.org/resources/>). Amy Buckler, Strategic Projects Manager with the City of Olympia and Karen Hall, Director of Housing for South Puget Sound Habitat for Humanity will make a brief presentation about the project at the upcoming Annual WPOA Association Meeting in November.

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. Send your email address to: WildernessBoard@gmail.com.

WPOA WEBSITE. Check out the WPOA website (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. We welcome your ideas, thoughts, and suggestions.

WPOA ASSOCIATION 2022 BUDGET



The WPOA Board proposes maintaining the same property owner dues amount (\$175) to the proposed 2023 budget categories. A table displaying the existing 2022 budget categories with actual or estimated end-of-year expenditures as well as the proposed 2023 budget categories (colored blue, the last column) is available at: <https://wpoadotus.files.wordpress.com/2022/10/2022-budget-v-actual-december.pdf>

WPOA 2023 Dues

Please vote **for** or **against** maintaining the \$175 per lot annual dues assessment by email to vote@wildernesspropertyowners.org (please **include your property address**). Votes must be received no later than 7:00 PM November 21, 2022.

WPOA 2023 annual dues assessment are due **no later than January 31, 2023**. Statements will be sent to all property owners in **December**.

Please note **only those lot owners with no email address on record with the Association will be sent a written statement via USPS mail**. All other statements will be sent via email.

Late dues payments are subject to interest charges which will be assessed each month for which the dues are unpaid. If dues are not received by April 1, additional fees for lien preparation and recording will be assessed. Avoid all the associated expense and hassle by paying your dues on time! **If you do not receive a statement via email or mail, please contact the Board at WildernessBoard@gmail.com.**

WPOA BOARD TRANSITIONS



The WPOA Board has welcomed two new board members and is saying goodbye to another. The WPOA Board welcomed Melissa Macchiarella and Nate Skuza. We are also saying farewell to Dick Fankhauser who will step away from the board at the end of this year. **The Board thanks Dick for his fifteen years of service to the Board and commitment to our community.** If you are interested in joining the Board, please let us know at WildernessBoard@gmail.com. The WPOA Board monthly meeting minutes can be found on the WPOA website (<https://wildernesspropertyowners.org/newsletters-minutes/>).

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 two Covenants. The first is **B-9 Animals**. Covenant B-9 states, “No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot except that dogs, cats, or any other normal house pets may be kept, provided that they are not maintained for any commercial purposes and do not create a disturbance or nuisance in the community.”

The second Covenant is **C-5 Dumping and Storage of Rubbish and Waste**. 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 Covenant supports our community’s commitment to provide for the continued aesthetic, healthful, and uniform development, use, and enjoyment of our community. To learn about these and other WPOA Covenants, visit our website: <https://wildernesspropertyowners.org/covenants-bylaws-and-maps/>.

