



Inside the Rim

June—July 2013

Wilderness Rim Association

PO Box 315
North Bend, WA 98045

Phone: 425-888-0087

Fax: 425-888-2136

Email: office@WildRim.org
www.wildernessrim.org

WRA Office Hours
Tues.-Thurs.
10:00 a.m.—2:00 p.m.

Water Emergency or Questions

In case of low water pressure, loss of water flow, breaks in mains or questions about your water bill, please call:

Sallal Water Association
425-888-3650

Do you want to see the newsletter in color or larger? Go to www.wildernessrim.org.

Nominations for Board of Trustees or the Architectural Review Committee

With the Wilderness Rim Association (WRA) Annual Meeting scheduled for this coming July, all members in good standing according to Bylaw 3.1.3 (see below) will have an opportunity to run for several Board of Trustee or Architectural Review Committee positions. Elections will be held at the Annual meeting, but before you can get elected, you have to notify the Nominations and Election Committee (NEC) about your desire to run for a position in one of several ways:

- ◆ Email the WRA office about your desire to run for a Trustee position at office@wildrim.org
- ◆ Come by the WRA office during normal business hours (Tues, Wed, Thurs 10am -2pm) and submit your name
- ◆ Request to be nominated in the form of a letter and mail the letter to the WRA office
- ◆ Request to be nominated in the form of a letter and use the WRA drop box
- ◆ Come by the Chalet on June 10, 2013, between 7:00 pm-8:00 pm. Members of the NEC will be available to record any in-person nominations

WRA members are encouraged to run in the elections since the goal is to increase neighborhood participation and diversity in the WRA organization. All nominees are encouraged to prepare a short biography (maximum 250 words) that will be included in the Annual Meeting packet for members to review prior to voting. Candidates are responsible for having their biographies to the NEC by any of the above previously mentioned methods by no later than 8:00 pm June 10, 2013. These deadlines are established to promote getting the information to WRA members in the Annual Meeting packets which are mailed soon after. Write-in candidates will be allowed on the ballots, but your neighbors cannot vote for you if they do not know you are a candidate. Best of luck!

Bylaw 3.1.3—Only one person from a membership may be a trustee at any one time. Each trustee shall be a WRA member in good standing and not have been convicted of a felony. A member shall be considered to be “in good standing” if all WRA billings of charges, assessments, and association dues are paid to a current status or payment arrangements have been made with WRA.

June and July Events:

Board Meetings

- ◆ June 12 7 pm at Chalet
- ◆ July 13 10 am at Park

Committee Sessions

- ◆ June 5 6pm at Chalet
- ◆ July 3 6pm

Committees	Chair
Budget & Finance	<i>(Danelle Coley)</i>
Benevolent Fund	<i>(Danelle Coley)</i>
Water Utilities	<i>(Wil Chromey)</i>
Public Safety	<i>(Brian Mogridge)</i>
ARC	<i>(Matt Rourke)</i>
Park	<i>(Ellen Smith)</i>
Policies/Procedures	<i>(Suzanne Perkins)</i>
Communications	<i>(Denise Lystad)</i>

Proposed Annual Assessment Increase and Required Reserve Studies

The Budget and Finance Committee will be proposing an increase in the annual assessment per lot. We have not increased homeowners' dues since 2009. We are faced with two mandatory Reserve Studies which will need to be done during the 2013-2014 Fiscal Year. These studies are required by the State of Washington as of January 1, 2012 (found in the Revised Code of Washington (RCW) 64.38.065).

One reserve study will assess our water system and a second study will assess our common, shared properties (the Chalet, park and associated buildings and the greenbelt). Per the RCW, “A reserve study as described in RCW 64.38.065 is supplemental to the association's operating and maintenance budget. In preparing a reserve study, the association shall estimate the anticipated major maintenance, repair, and replacement costs, whose infrequent and significant nature make them impractical to be included in an annual budget.” The reserve studies are estimated to cost around \$6000 total.

Several factors have been included in our request to ask homeowners to increase their yearly dues. By not increasing dues on a yearly basis, we haven't been keeping up with inflation.

Instead, we have opted to have “special assessments” when we need to urgently repair or replace something or if other special situations are encountered (for example, storm clean-up). This is not a best practice for HOAs and we'd prefer not to have to ask the membership for a large amount of money toward a special assessment each time it's needed. Rather, we are asking you to support our decision to increase dues slightly while we build up a reserve over time.

In addition to the two required reserve studies, we also have several repairs upcoming to the picnic shelter roofs, the Chalet roof, the office roof, firepit concrete repair, as well as a sign and landscaping for the entrance to Wilderness Rim.



Problems with Roosters Got You Down (or Up Too Early)?

Wilderness Rim Restrictive Covenant #4 states: “[Livestock, poultry and pets] No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats or household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose.”

We understand that more and more people would like to keep chickens, however, our covenants do not currently allow this. The membership is encouraged to submit requests to change the Covenants if this is something you would like to see changed. If a neighbor’s pet (including barking dogs or cockadoodling roosters!) is becoming bothersome, please report this to the King County Animal Control Department at 206-296-7387. The Architectural Review Committee (ARC) has no authority in this area.

Easement Agreement and Loss of Revenue

This year the Board discovered that an entity believes its easement agreement with WRA was a one-time payment, not an annual payment in perpetuity as had been previously reported. We are now facing a revenue shortfall of over \$4000 for 2012/2013. This amount was included as expected income in our annual budget this year, but now we have a shortage in anticipated revenue. We have adjusted spending expectations for Fiscal Year 2012/2013 to reflect this loss.

CAI Discussion and Guest Speaker at our Annual Meeting

Community Associations Institute (CAI) is an international organization dedicated to building better communities. CAI provides information, education and resources to all community association stakeholders, including community managers and homeowner leaders.

Its mission is to inspire professionalism, effective leadership and responsible citizenship—ideals reflected in communities that are preferred places to call home. Tracy Abdul, Director of Membership for the Washington State Chapter (WSCAI) will be attending our annual meeting this year! For more information, please read about CAI at caionline.org.

COMMITTEE UPDATES

The work of Wilderness Rim is conducted by volunteer committees and a volunteer Board, please consider joining a committee and having a voice. **All homeowners are welcome.** You can contact a committee chair by calling the office at 888-0087 or emailing the appropriate address(es) below.

ARC: The committee’s email is ARC@WildRim.org.

Benevolent Fund: Danelle Coley is the chair of this new committee for collecting donations and assisting homeowners who require a little extra help paying their assessments and water bills from time to time. If you are interested in participating, email Danelle at BFund@WildRim.org.

Budget and Finance: Danelle Coley is chair at Treasurer@WildRim.org.

Park: We have opened or restored three greenbelt trails, built a new bridge in the park, removed moss from roofs and concrete, gotten rid of dead trees and branches, hired new groundskeeping services for the park and greenbelt, and cleaners for the Chalet, straightened the picnic shelter are reforesting/replanting the greenbelts and the park, repairing the broken teeter-totter. An added plus...we are still under budget! For more information, email Ellen at park@WildRim.org.

Communications: For more information, contact Denise at communications@WildRim.org.

Policies and Procedures (PandP): Suzanne Perkins is the chair. This is a new committee for creating, implementing, and maintaining WRA policies and procedures. If you are interested in being involved, please contact Suzanne at PandP@WildRim.org. Meetings will most likely be held on Saturdays. Check the website for times and dates of meetings.

Public Safety: Brian Mogridge is the chair at safety@WildRim.org. Safety reports are posted on the website.

Special Events: The committee’s email is events@WildRim.org.

Water Utilities: Wil Chromey is the chair. The email is water@WildRim.org.

REMINDER
Water bill payments
are due June 30, 2013

For all billing questions, please call Mary at 425-888-3650.

Make your checks payable to WRA but mail your check to:

**Sallal Water Association
 PO Box 378
 North Bend, WA 98045**

Wildlife and Pets

Bears have been seen in the area...they’re out of hibernation. Bring in pet food, don’t leave garbage out, consider not putting out bird feeders or other things which might attract wildlife. There is also now a coyote in the area. Please don’t leave your pets out at night.

Please check out more information about latest doings in the Rim, water conservation, and homeowner forms and information on our website at www.wildernessrim.org.

Board Members

- Wil Chromey
- Danelle Coley, Treasurer
- Donna Greathouse Neel
- Joyce Jansen
- Cherie LaTourette
- Denise Lystad, Secretary
- Brian Mogridge
- Suzanne Perkins, Vice President
- Matthew Rourke
- Ellen Smith
- Chuck Walsh, President

Reminders

Pet Owners: All dogs and cats need to be registered and licensed in King County. There is a leash law here. Licensed animals are more easily returned when lost.

Neighbors: Be a good neighbor and call 911 if you observe any suspicious activities in your neighborhood.