

# NORTHWEST LANDING

Residential Owners Association

# ANNUAL REPORT 2022



Northwest  
Landing  
*your home town*

# THE FIGURES

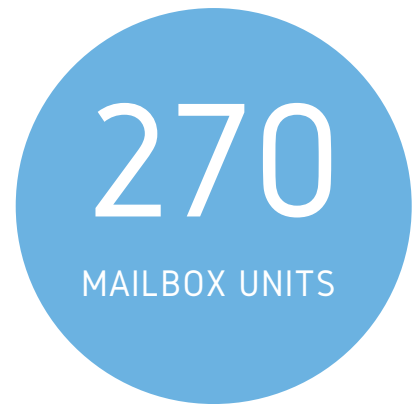
Most of the operating expenses for Northwest Landing are devoted to maintaining the community's extensive green spaces. In addition to the 152 mini-parks, there are many acres maintained by the ROA. The first park in Northwest Landing – Clocktower Park – was built in 1998 and later given to the city. Hiking and biking trails are now maintained by the city. Northwest Landing still owns and maintains Willson St. playground in the Palisades Village.



New playground equipment at Willson St. park.



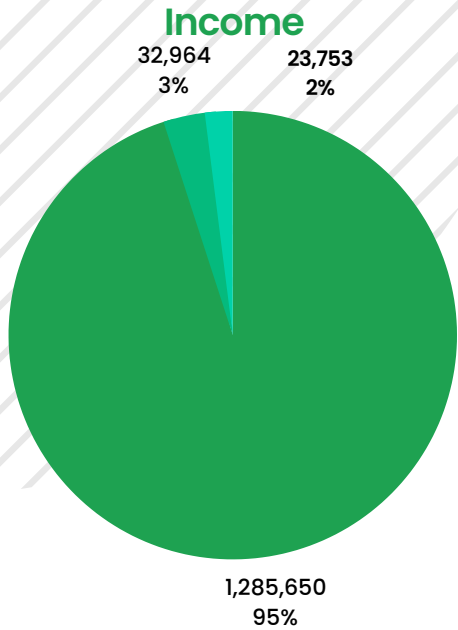
The green space at the corner of Kincaid St. and Center Dr. was re-landscaped in 2022 after a 100-year-old Garry oak fell. A young Garry oak takes its place.

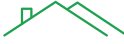




The association is developing a plan to identify all properties owned and maintained by Northwest Landing, to make it easier for residents to identify them. Small parks (green spaces) that have red metal benches are owned by Northwest Landing. Parks with blue benches are owned by the City of DuPont. Northwest Landing also maintains several miles of alleyways – including snow removal and asphalt sealing.

# THE FIGURES

2,819  
HOUSEHOLDS



-  Assessments-2,819 homes
-  Cottages - 67 homes
-  Late Fee Income



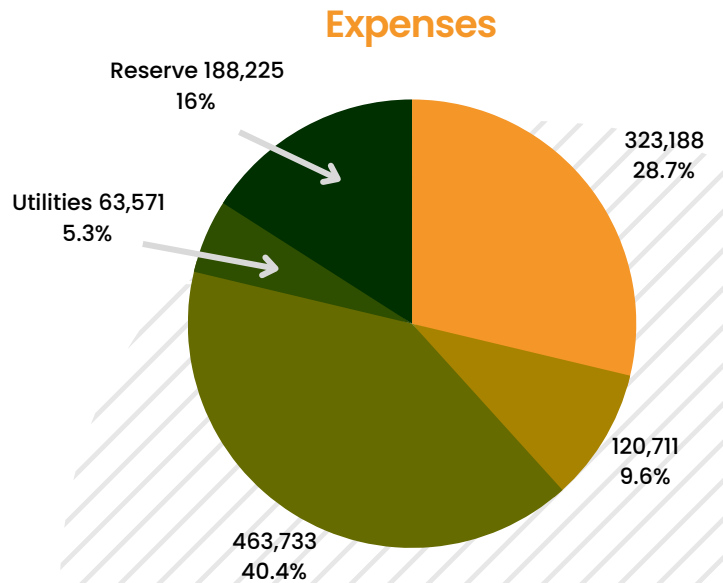
**Administrative - salaries, legal fees, office expenses - 28.7%**



**Community Events - 9.6%**



**Landscape & Maintenance - 40.4%**



# About our Community

Northwest Landing developer Weyerhaeuser bought the 3,200-acre former explosives plant site from the DuPont Company in 1976. In 1989, the DuPont City Council approved plans for the construction of Northwest Landing. The first homes were finished in 1994. DuPont's population has grown from 611 in 1984 to more than 10,000 in 2022.

The U.S. Environmental Protection Agency recognized Northwest Landing as an example of "smart growth" in 2006 (updated in 2012), published in "Smart Growth Illustrated". [www.epa.gov/smartgrowth/smart-growth-illustrated](http://www.epa.gov/smartgrowth/smart-growth-illustrated) EPA notes that "good community design led both Sunset and Walking magazines to name Northwest Landing one of the most walkable communities in the United States in 1997."

EPA defines smart growth as a set of principles for livable communities, including mixed land uses, taking advantage of compact building design, creating walkable neighborhoods, preserving open space, and fostering distinctive, attractive communities with a strong sense of place.

Your Northwest Landing Residential Owners Association continues the commitment to smart growth principles. With 12 miles of trails and more than 500 acres of open space, all homes in Northwest Landing are a short walk or bicycle ride from woodlands and historic sites.



Several inches of snow in winter of 2022 translated to \$30,000 for alley snow removal.



A rash of mailbox vandalism and thefts hastened replacement of aging mailbox clusters in Northwest Landing. Five were replaced in 2022 with sturdy metal units. Cost to replace all mailboxes is estimated at \$600,000.