

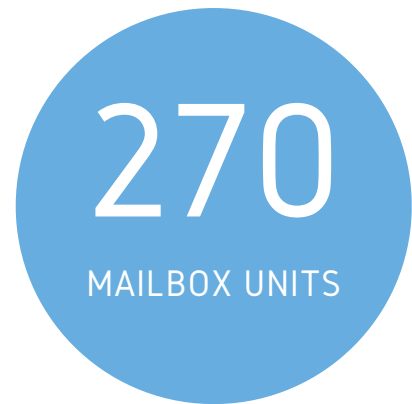
NORTHWEST LANDING
Residential Owners Association

ANNUAL REPORT 2023



THE FIGURES

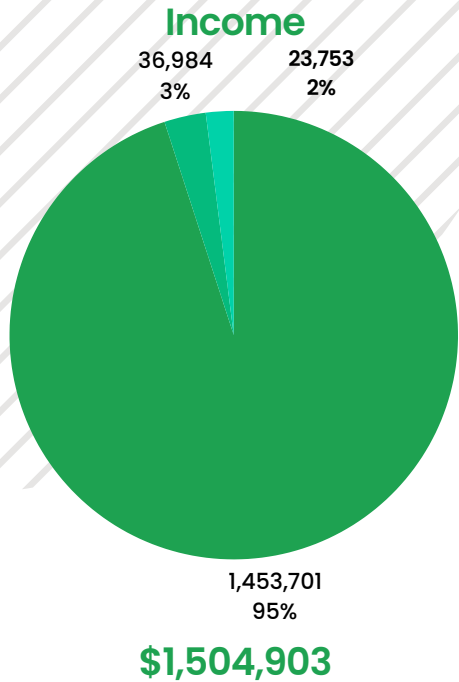
Most of the operating expenses for Northwest Landing are devoted to maintaining the community's extensive green spaces. In addition to the 152 mini-parks, there are many acres maintained by the ROA. The first park in Northwest Landing – Clocktower Park – was built in 1998 and later given to the city. Hiking and biking trails are now maintained by the city. Northwest Landing still owns and maintains Willson St. playground in the Palisade Village. The Board of Directors was engaged in planning with the City of DuPont to update the Northwest Landing sign on Wilmington, install lights and a flag for the currently empty flagpole. The property is owned by the City.



In 2023 the City of DuPont launched an inclusive planning program for what is called the Old Fort Lake Subarea. This is the 600-acre site of the former DuPont explosives plant. It is the current home of The Home Course golf course, a 27-acre lake, and several historic sites, including the 1833 Fort Nisqually site. The Northwest Landing Associations – Residential Owners (ROA) and Commercial Owners (COA) will be actively involved. Zoning for the subarea will include homes, businesses, and parks.

THE FIGURES

2,819
HOUSEHOLDS



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



Administrative - salaries, legal and accounting fees, insurance, office expense - 33%



Community Events - 11%

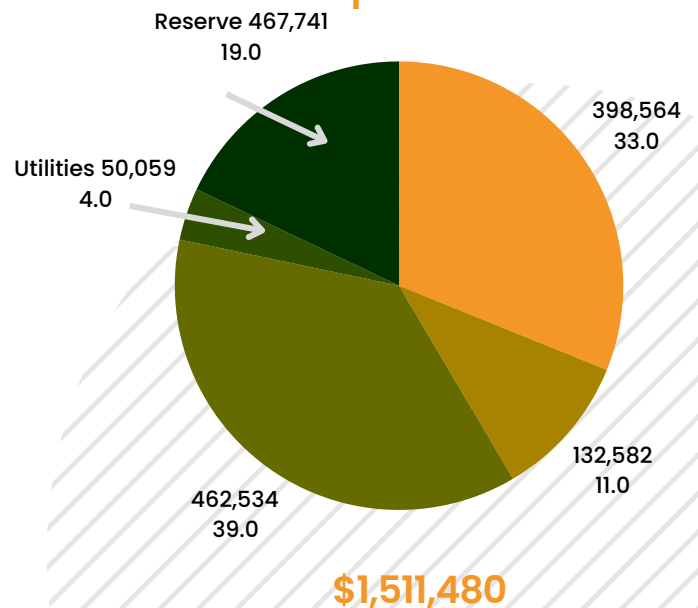


Landscape & Maintenance - irrigation, snow removal, alley sealing - 39%



Reserve expenses - mailbox cleaning/painting, fence replacement/cleaning, irrigation repair, new trees and shrubs - 19%

Expenses



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 2023.

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 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.



Alleys in Edmonds and Palisade villages were cleaned and seal coated in 2023 at a cost of \$42,868



105 mailbox clusters were replaced in 2023 at a cost of \$253,514. Five mailbox clusters were replaced in 2022 and 41 more will be replaced in 2024.