

NORTHWEST LANDING Residential Owners Association

ANNUAL REPORT

2024



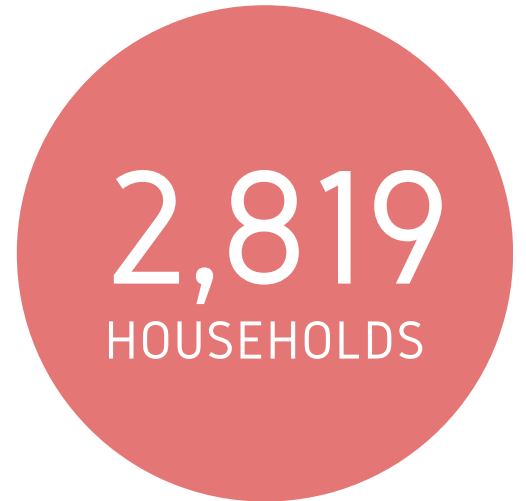
Northwest
Landing
your home town

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.

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.

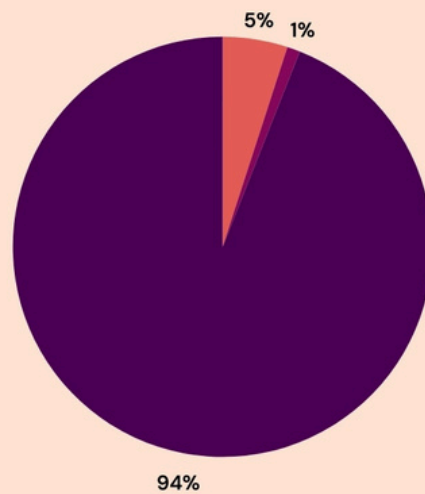
Hiking and biking trails are now maintained by the city. Northwest Landing still owns and maintains Willson St. playground in the Palisade Village.



THE FIGURES

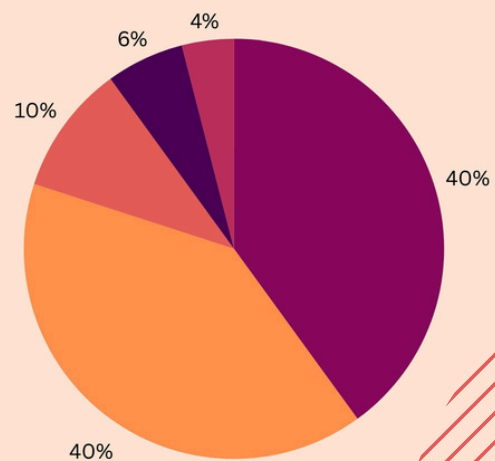
INCOME - \$1,588,045

- Assessments-94%
- Late Fees,
Collections-5%
- Interest-1%



EXPENSE - \$1,588,045

- Administrative-40%
- Landscape & Maintenance-40%
- Community Events-10%
- Office Supplies
& Communication-6%
- Reserves-4%



Northwest Landing

Who, what, where, why, how

Who is the Northwest Landing Residential Owners Association? You are, that is, if you own a home, or homes, in Northwest Landing. We currently have 2,819 ROA members. There also is an association called the Northwest Landing Commercial Owners Association. With more than 75 members, these are owners of commercial properties within Northwest Landing.

What: Each association is governed by a volunteer board of directors, elected by you. For the past three years, we've contracted with Vote•HOA•Now to improve voting access for members. We continue to accept handwritten ballots, mailed or delivered to the ROA office. By adding VoteHOANow, we reach more than 25 percent of members.

The associations contract with Agybyte, a Bellevue-based management company that specializes in homeowners' associations. There are four full-time employees in our Northwest Landing office who take care of daily tasks for both the ROA and the COA.

Where: The Northwest Landing Associations office is located in the American Credit Union (ACU) building at 1495 Wilmington Drive, Suite 110. The closest entrance to our office is from the parking lot behind the building. Northwest Landing makes up most of the City of DuPont – 3,200 acres. The Historic Village, El Rancho Madrona, and Nisqually Indian tribal lands are not part of Northwest Landing.

Why is there a residential owners' association? For starters, the association owns 152 "green spaces" that are available for the enjoyment of residents – if no more than to appreciate some extra open space. Some are a little smaller than a building lot, others are much larger. The purpose of an owners' association is to ensure that owners maintain their properties to a certain standard, protecting property values and attractiveness. And, of course, to make sure that common areas are well maintained.

How does the ROA work? Maybe the only contact you've had with the ROA is a violation notice. The Northwest Landing Residential Owners Association is really large – more than 2,800 members. The association hires professionals, most of whom have worked in community organizations for many years and have undergone professional management training. Smaller associations may delegate that work to volunteers.

