



NORTHWEST LANDING
Residential Owners Association

ANNUAL REPORT
2025

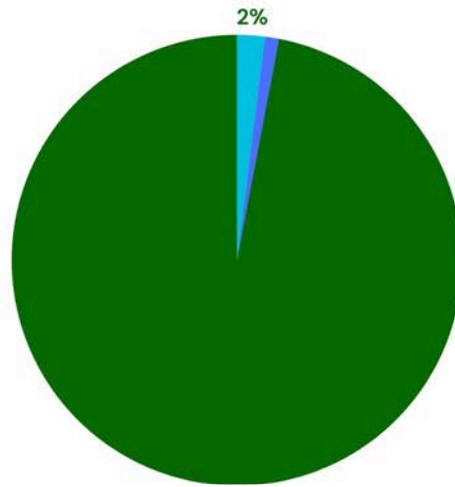
1495 Wilmington Drive • Suite 110 • DuPont • WA • 98327
253-964-1289 • www.nwlanding.org



THE FIGURES

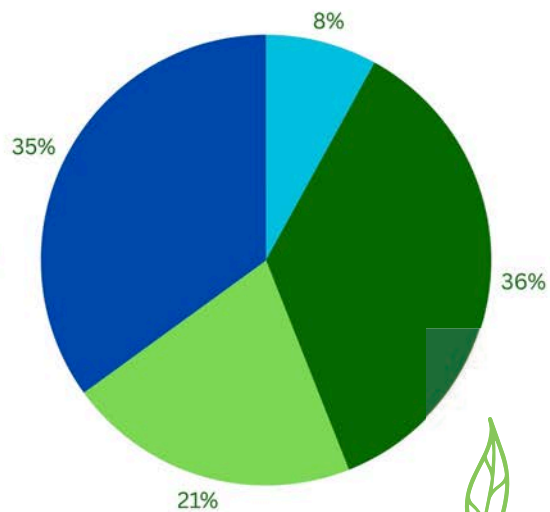
INCOME - \$1,574,727

- Assessments-97%
- Late Fees,
Collections-1%
- Interest-2%



EXPENSES - \$1,555,733

- Administrative-35%
- Landscape, Maintenance &
Utilities-36%
- Community Events-8%
- Reserves-21%



The complete 2025 financial report is available in the Member Login section of the website: www.nwlanding.org

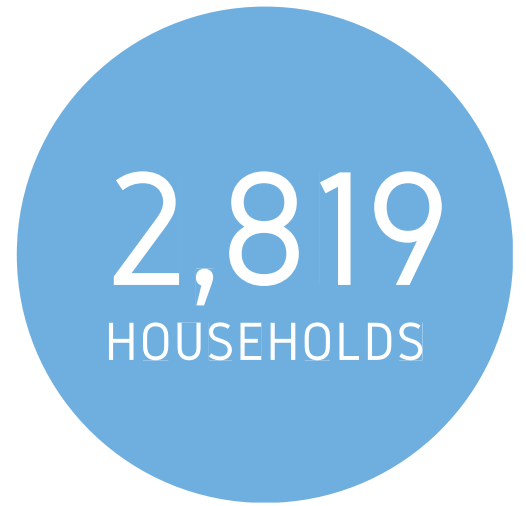


SUPPORTING COMMUNITY

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, such as green spaces next to main roads. The first park in Northwest Landing – Clocktower Park – was built in 1998 and later given to the city. Northwest Landing still owns and maintains Willson St. playground in the Palisade Village.

Most of the maintenance expenses for the ROA are to keep green spaces green – maintaining and upgrading irrigation systems and replacing plants and trees that are in poor health or damaging property. In 2025, several trees on ROA property adjacent to Center Drive were evaluated by a professional arborist. Many will have branches trimmed this year. A large, nearly 200-year-old Douglas fir was in poor health and had to be removed before it fell on homes or the roadway.

The ROA also budgets \$143,000 for special events for Northwest Landing residents and for the City of DuPont. In 2025, the ROA contributed \$40,000 to pay for Independence Day fireworks, the hometown parade, and activities for children. Other citywide events the ROA supports include the annual egg hunt and the American Legion's barbecue festival. Gardening workshops, family bowling, and the popular Daddy Daughter Dance are held each year. Visit the website at www.nwlanding.org and select "Events".



Pictured at left is damaged Douglas fir with visible split in the trunk. On right is a group of heritage fir trees next to Center Drive.





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: 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. Northwest Landing makes up most of the City of DuPont – 3,200 acres.

The ROA is governed by a volunteer board of directors, elected by you. For the past four years, we've contracted with Vote•HOA•Now to improve voting access for members.

There are four full-time employees in our Northwest Landing office who take care of daily tasks for both the ROA and the COA. Employees are managed by Agynbyte, a company specializing in community associations.

Where: The Northwest Landing Associations office is located in the America's Credit Union (ACU) building at 1495 Wilmington Drive, Suite 110. The closest entrance to our office is from the parking lot behind the building.

Why is there an ROA? 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 association hires professionals, most of whom have worked in community organizations for many years and have undergone professional management training. Smaller associations often delegate that work to volunteers.

