



WANDERMERE ESTATES



SPRING 2026



Recap of 2025 Completed Common Area Improvements with Considerations for 2026





With about 20 common areas scattered throughout Wandermere Estates, it is a challenge to ensure that all areas are maintained and look their best to both the homeowners and their guests. Ranging in size from a few hundred square feet to more than 4 acres, these areas equate to around 20 acres in total. In addition we also manage 3 miles of road. We are in the process of slowly identifying locations that would be good candidates for improvement. At this time, we are looking at common areas along Wandermere Estates Lane as well as the lower entrance gate and surrounding areas. As mentioned in our April Board meeting, we are slated to complete the lighting project along the lake walkway and add additional plantings to enhance the work done on our walkway bridge last fall. We should be completing the lower gate project this year and hope that all the work done will result in a beautiful entrance to complement our community.


We completed several projects last year to help keep our community beautiful and safe. Some of the projects were necessary because they were either

dangerous or deteriorating beyond repair.



-We had to completely replace the walkway/golf cart bridge at the Wandermere entrance because the foundation was rotten beyond repair.

-We needed to take down or windsail several trees that were beyond their life, or at risk of falling. We planted a few new trees as our budget allowed but more are necessary.







In conjunction with this work, we redesigned the concrete borders around the trees because they were all destroyed by roots. In addition, we needed to replace a lot of concrete edging around our water feature because it had disintegrated. We will complete the edging replacement this year.



-New bark was installed in all of the common areas to help keep weeds at bay and beautify all the common areas.




-We cleaned the pond and waterfall areas that were overgrown and intend on doing what we can to prevent this in the future.




-New concrete aprons were installed on both sides of the Wandermere entrance and deteriorated/sunken pavers were replaced.

-Both gate entrance islands were re-done with new plantings to replace what was overgrown and beyond life expectancy.





-We removed several tree stumps from trees that had been cut down in the past and replaced with sod or planted new. There are still several additional stumps that will be removed while doing the Wandermere entrance landscaping project slated for this spring.




-In an effort to mitigate the landslide happening on Copper Canyon Lane above the retaining wall, we pushed back the earth and installed boulders to hopefully prevent this from happening in the future. In addition a slide area on North Wandermere Estates Lane was addressed.

-An area along the roadway Quartz Lane washed away and needed to be cut out and replaced.



With these projects behind us, we look forward to completing other projects under discussion the past few years. As a board we are constantly trying to keep the budget under control, yet maintain the beautiful community we all fell in love with. If there are projects you think the board should consider in the future, please feel free to pass your ideas on to us!





Thinking About Exterior Home Projects? Contact a Member of the Architectural Review Committee



Some days it feels like spring has really come and other days it feels like winter is still with us. As the weather warms up and we start to think of spring projects, please reach out to the members of the ARC committee if you are considering alterations to the existing design of your dwelling. This can include changes to a deck, patio or the exterior color of a house. The ARC committee is ready to help discuss any questions you may have. ARC members are Bob Aagard, Denny Denholm and Thomas Murn.



Good Neighbor Reminders

Please pick up after your dog while walking in our neighborhood or common areas.

Remember that our posted speed limit in Wandermere Estates is 25 MPH and when you come to a STOP sign, please stop completely. When cars speed or don't stop at the posted stop signs, it's even more difficult and dangerous for



those entering and exiting their driveways bordering arterial roads such as Copper Canyon, Fireside and Quartz—please be extra aware as you drive these roads.

Plan to Attend Annual Board Meeting Monday, July 20



Though we all can get busy over the summer, please mark your calendar for the Annual Board Meeting that will be held on Monday, July 20th, at the Wandermere Golf Course Club House at 5PM. Two board members will be up for re-election. As always we encourage membership to volunteer whether it's for the Board or for any other committees.





Please Join Us in Welcoming our New Neighbors



The HOA Greeter Committee welcomed eight new households so far this year and during the last quarter of 2025. The committee's goal is to be a friendly



face, a contact for basic questions and to provide initial resources for being a part of the Wandermere Estates HOA. If you live on the street where these new neighbors have moved in, please make a point to say hi.



Krissi & Mike Britts E Wandermere Estates Lane

Kay & Kent Conrad E Fireside Lane

Debbie Labine N Eagle View Lane

Rhonda & Wade LaVigne E Lakeview Lane



Chris & James Olson E Fireside Lane

Denise Putz E Lakeview Lane

Alan & Donna Rossi E Wandermere Estates Lane

Ken & Mona Sweigart E Lakeview Lane



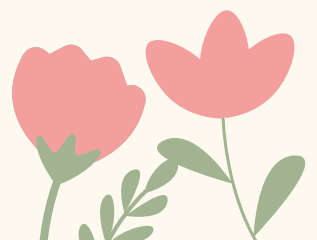
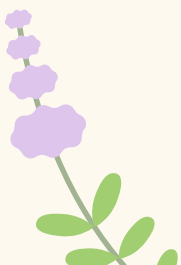
In all, the Greeter committee met with 17 new households in 2025. If you're new to the neighborhood and haven't yet been visited by someone on the

Greeter Committee, please email Lisa Gillin at lisa@gillindesign.com. We'll

arrange a time to stop by and give you a FAQ sheet, copies of the bylaws and





CC&Rs, and a small welcome gift.





Reserve Your Spot!

 Neighborhood Italian Dinner & Bingo Night, Tuesday, May 19, 5 - 9 PM,
Wandermere Golf Course Clubhouse


 Get together with your neighbors, make new friends and reconnect with those you know. Enjoy a delicious meal, play some not-so-competitive bingo and  have a chance to win fun prizes.

5 PM Cocktails with No-host Bar

6 PM Dinner, Catered by Ferraros North

Lasagna, chicken Alfredo, salad & garlic bread, cookies & fruit


7 PM Bingo & Prizes

 \$25 per person

EMAIL YOUR RESERVATION BY MAY 14 TO: Cindy Sandusky at
twainblu@gmail.com

- Payment by cash or card due at event
- No-shows will be billed

Women's Coffee Gatherings May - October

The 2026 coffee gatherings will begin May 27 at 9 AM, with the following get togethers mostly the last Wednesday of the month: June 24, July 22, August  12, September 23 & October 28. Held at the Little Garden Café on Waikiki Road, these informal get togethers are a great time to meet new neighbors and reconnect with friends. Get on the email list with organizer Stella Dier at aleisuredlife@gmail.com so you get the reminder email/sign-up for each date.





SAVE THE DATE: Neighborhood BBQ, Wandermere Golf Course, Monday, August

17, 5 - 7:30 PM



Outdoor Movie Night August/September Help Needed



We plan to have two to three movie nights in late summer when it's darker earlier and the stars are twinkling. We have a great, but small team of volunteers and could use a few more helpers for backup. It's a small commitment and the movie nights are fun. If you have an interest in helping set up and/or take down, please email Lisa Gillin at lisa@gillindesign.com.



Social Committee is Looking for a Few New Members

The HOA Social Committee plans events for neighborhood gatherings so we all get to know each other better while doing a fun activity. The current committee has been in place for the last three years and several members are transitioning to new commitments. We're looking for a few new faces to join the group. For those who've moved here recently or folks just wanting to expand their friend group, it's a great way to meet people and help out in your neighborhood. New ideas are welcome. Interested in joining the committee and planning new events? Email Lisa Gillin at lisa@gillindesign.com.

