July 21, 2025

Subject: Notes from HOA Meeting with City of Walla Walla Development Services at 1000 on Thursday, July 17, 2025

1. In attendance:

a. Pinecrest Village HOA representatives: Hal Thomas, Deb Oliver, John Madsen, Mark Perry, Joanne Martin

b. Wildwood Village HOA representative: Mike Gregg

c. City of WW representatives:  Emily Arteche, Deputy Director of Development Services, Jon Maland, Senior Planner of Development Services and Neal Chavre, City Engineer.

2. General points discussed:

1. The city's current position is to not use Village Way as a primary access road for the new 12 homes development (12th Tee) adjacent to the WWCC golf course.
2. The contractor only has an active grading permit for the 12th T new home construction area adjacent to the WWCC at this time.
3. The city has had no recent contact with the contractor or request to obtain permits/ city approval for the 12th T project. Since the final project details are not available, no action has been taken on our HOA request for specific information on the project.
4. Status of HOA Requests for City Action:
5. REQUEST FOR CITY ACTION NUMBER 1: Clarification of the City’s intent for use of Village Way as an access road into the new development.  Will it be for just the 12 homes fronting the Country Club golf course or for the entire development, including single/multiple family homes and commercial properties? How will it be configured?

HOA BOD comments: As of this time 12th Tee/Tarragon development has not submitted plans for the city to review. Last meeting they had several different ideas/options but the city would not accept as presented. The initial conversations were for Village Way tie in as an emergency access only road with sidewalks to provide bicycle and pedestrian access. If Tarragon can acquire land from WWCC they could possibly present a plan for an actual street connected to Village Way for the 12 homes. This could increase traffic by 24-36 cars.

The city did not appear to be in favor of using Village Way as the primary access for the 12 new homes. Concerns were the number of houses at the end of the Village Way Cul de Sac so - nothing formally submitted at this time. The city did meet with the board from WWCC a couple of weeks ago to discuss the potential purchase of some land – an informational meeting only.

1. REQUEST FOR CITY ACTION NUMBER 2: The City convene a meeting between the Contractor and all HOA members located on Village Way prior to any use of Village Way as a haul route.  At this meeting, the contractor will present all actions to be taken to prevent an unsafe environment to include addressing timelines, traffic volume, congestion and speeds.  The contractor will also detail how they will respond to safety concerns from the residents.

HOA BOD comments: We really did not discuss this at length as there are not any plans submitted yet. It was noted that there currently are 2-3 commercial trucks going down Village Way around 6 am several times per week- leaving around mid to late afternoon (Apollo?). They are going into the development area

1. REQUEST FOR CITY ACTION NUMBER 3: The City monitor the pavement degradation of Village Way by performing an immediate assessment and publishing a written report on the existing condition of Village Way to serve as a benchmark. The City conduct monthly condition assessments as a minimum.  If the road condition deteriorates to an unsafe condition as agreed to by the City and Pinecrest Village HOA, interim repairs will be made by the contractor at their expense. At the completion of construction or an earlier date as proposed by the Pinecrest Village HOA, Village Way will be brought to current city road standards by the contractor at their expense.

HOA BOD comments: Since there is no specific design/construction approved at this time we did not discuss in any detail.  City mentioned that it is not usual for a contractor to be responsible for repairing a road, unless it is definitely the result of the contractor.  Village Way is already in terrible shape and most likely down towards the bottom of the list for repair

1. REQUEST FOR CITY ACTION NUMBER 4: The City provide increased traffic control signage and police monitoring when there is any use of Village Way by the Contractor for the hauling of equipment or materials.

HOA BOD comments: Not discussed as there is no formal application to the City for permits and the work plan is unknown.

In addition to the unsafe additional traffic impacts on Village Way, the HOA is concerned over the potential long-term impact this additional traffic would have on HOA home values. The Cul d Sac is a strong selling point for many people.  

The City was also informed of the congestion on Village Way near Plaza due to employees from Park Manor parking on both sides of the street versus using the designated parking lot. This action considerably narrows the driving lanes on Village Way in this area.

City closed the meeting by saying there is no specific time frame for 12th Tee development. There is a rough estimate that Myra Road could possibly be completed sometime early next year.

Meeting concluded at 1050 with agreement that City has the Pinecrest Village HOA listed as an interested party and will keep us informed.