

# Final Report: Timberlake Strategic Planning 2026

May 2026



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# Summary: The Strategic Planning Process

## What We Did: A comprehensive, three-part process:

- **Part 1: Initial Online Survey:** Open-ended discovery of values and issues.
- **Part 2: In-Person Planning Session:** Collaborative workshop for discussion and prioritization.
- **Part 3: Follow-Up Prioritization Survey:** Final online allocation of points to measure passion.

## When We Did It:

April through May 2026

## Why We Did It:

To **objectively measure opinions** and priorities, providing the Board of Directors with an empirical roadmap for allocating resources.

## Who Did It:

Len Waterworth and Katharine Teleki (volunteer landowners with strategic planning expertise).



# Key Conclusions

Timberlake is a very aligned community. There is overwhelming agreement on why we love this place and why we chose to buy property here.

# Unwavering Priorities: Roads and Fire

No matter how the question was asked, our community remains most concerned about two critical issues:

## Roads

Reliable and safe access into and out of the community, resolving the BIA/Navajo section, and securing consistent maintenance.

## Fire Mitigation and Response


Mitigating fire fuel in common areas, helping landowners learn how to mitigate fire risk on private properties, and investing in local emergency response (alert systems, volunteer fire department).

# The Trails Issue: Harmony vs. Passion



## **The Broad Consensus (Harmony):**

Big picture, landowners care more about maintaining community harmony than the substance of current hot-button issues. Concern about resolving conflict and lawsuits ranked much higher than whether or not trails should be built.



## **The Intense Mandate (Passion):**

The third survey—designed to measure "passion"—revealed that a smaller group of landowners is intensely passionate about finishing the trail system and ensuring access for all landowners.

# Consensus Areas for Board Consideration

Based on the data, the Board can confidently move forward with broad community support on:

## High Consensus

1. Securing the community's title or right to use, access, and maintain roads.
2. Improving and enhancing road maintenance where feasible.
3. Increasing activities to promote fire mitigation and emergency preparedness.
4. Supporting alternative dispute resolution to avoid lawsuits and financial burdens.

Less certain, but important:

5. Finding a path to continue the development of the trail system within the bounds of resources, legal appropriateness, property rights, and adjacent forest lands (post-lawsuit resolution).

# The "Parking Lot"

- Many other side issues and specific complaints were raised throughout the surveys and the meeting.
- These items were captured as "parking lot" issues for the Board to consider individually through various committees.
- Included as an attachment to the full report.





# Details: Survey 1

**Phase 1: The Initial  
Community Survey**

105 landowners submitted the online survey (closed early April), providing a detailed, bottom-up picture.

## What drew us to Timberlake?

**78%**

**Natural beauty  
and scenery.**

*“Astonishing natural beauty,  
low real estate prices”*

**50%**

**Peace, quiet,  
and seclusion.**

*“being tucked away from  
everything”*

# What do we want Timberlake to look like in 5 years? Two concepts stood out:

## **Preservation:**

Desire the community to remain preserved and “basically unchanged.”

## **Social Harmony:**

Prioritized an end to lawsuits. “Just like it does now, except without all the lawsuits and drama”

# What issues are most important to us? (Ranked by how frequently mentioned)

**53%**

## Road Maintenance

Focused heavily on the BIA section and plowing. "mainly deal with the BIA section of the road to guarantee easy access"

**44%**

## Fire Safety & Emergency Preparedness

Addressed fuel, evacuation, and education. "Fire safety including sufficient evacuation routes"

**37%**

## Governance, Lawsuits & Divisiveness

A strong call for harmony. "Dividing our community and raising our insurance"

**24%**

## Resource Management

Focus on groundwater and lake health.

**16%**

## Modernization of CC&Rs

Updating 20-year-old guidelines.



# Details: The Landowner Meeting

# Phase 2: In-Person Deliberation April 11

- About 30 landowners attended an in-person meeting at the Ranch House to deliberate the distinct topics raised in the survey.
- Following an icebreaker and SWOT analysis, participants used a 5-dot prioritization system to vote on the most critical tactical needs.
- (See “Timberlake Tips” produced from the icebreaker as an attachment).



# Identifying our Strategic Posture (SWOT Analysis)

## Strengths (Internal)

- ▮ Natural beauty, the volunteer fire department, established road network, and a deep sense of community.

## Opportunities (External)

- ▮ Remote work technology (Starlink), forest grants for mitigation, growing self-reliance/homesteading movement.

## Weaknesses (Internal)

- ▮ Internal divisiveness/lawsuits, the BIA road section, communication gaps, limited amenity maintenance capacity.

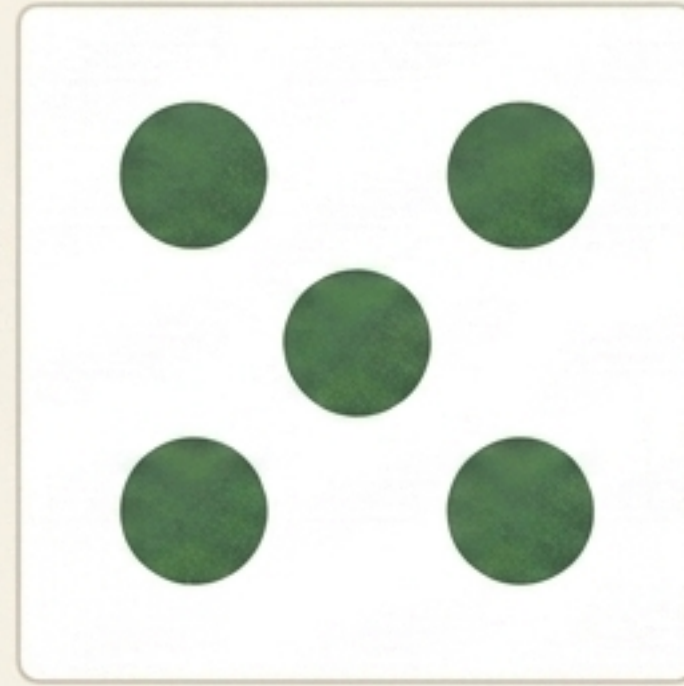
## Threats (External)

- ▮ Climate change impacts (drought, fire, flood), development outside TRLA boundaries impacting us, roads we do not directly control.

# The Prioritization Methodology



Facilitators presented the group with an organized list of the top ~30 issues from the survey.



Attendees were given 5 green dots to “vote” on their top priority issues.



By forcing participants to allocate limited dots, the community narrowed its list of concerns

# Complete Dot-Voting Results: ●●●

**19 Votes**

**Find a path to resolution of lawsuits**

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**12 Votes**

**Fire Wise Landowner training**

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**11 Votes**

**Resolve BIA/Navajo Section**

**Reflective Signage & Speed enforcement**

**Internal dispute mediation committee**

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**9 Votes**

**Develop Timberlake specific emergency text/phone alert system**

**Investigate how to improve cell service/communication infrastructure**

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**8 Votes**

**Common Area fuel mitigation**

**Community trash/waste solution**

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**7 Votes**

**Bark beetle management/education**

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**5 Votes**

**Expand Chip-Sealing from Hwy 53 & to Box S**

**Clarify short-term rental policy**

**Complete recreational trail system**

**Secure universal trail access points**

**3 Votes**

**Identify Clear evacuation routes**

**Fish stocking for recreation**

**Dark sky preservation guidelines**

**ADA access consideration for all amenities**

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**2 Votes**

**Improve smaller/side road maintenance**

**More/expanded warning sirens**

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**1 Vote**

**Systematic Ditch/Culvert management**

**Standardized snow plowing**

**Financial transparency/online reports**

**Tech for internal TRLA management**

**Ranch house interior refresh**

**Expanded programming**

**Maintain FREE landowner facility access**

**Common area stewardship/patrols/clarify rules for use**

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**0 Votes**

**Boundary thinning (forest service liaison)**

**Groundwater monitoring & usage plan**



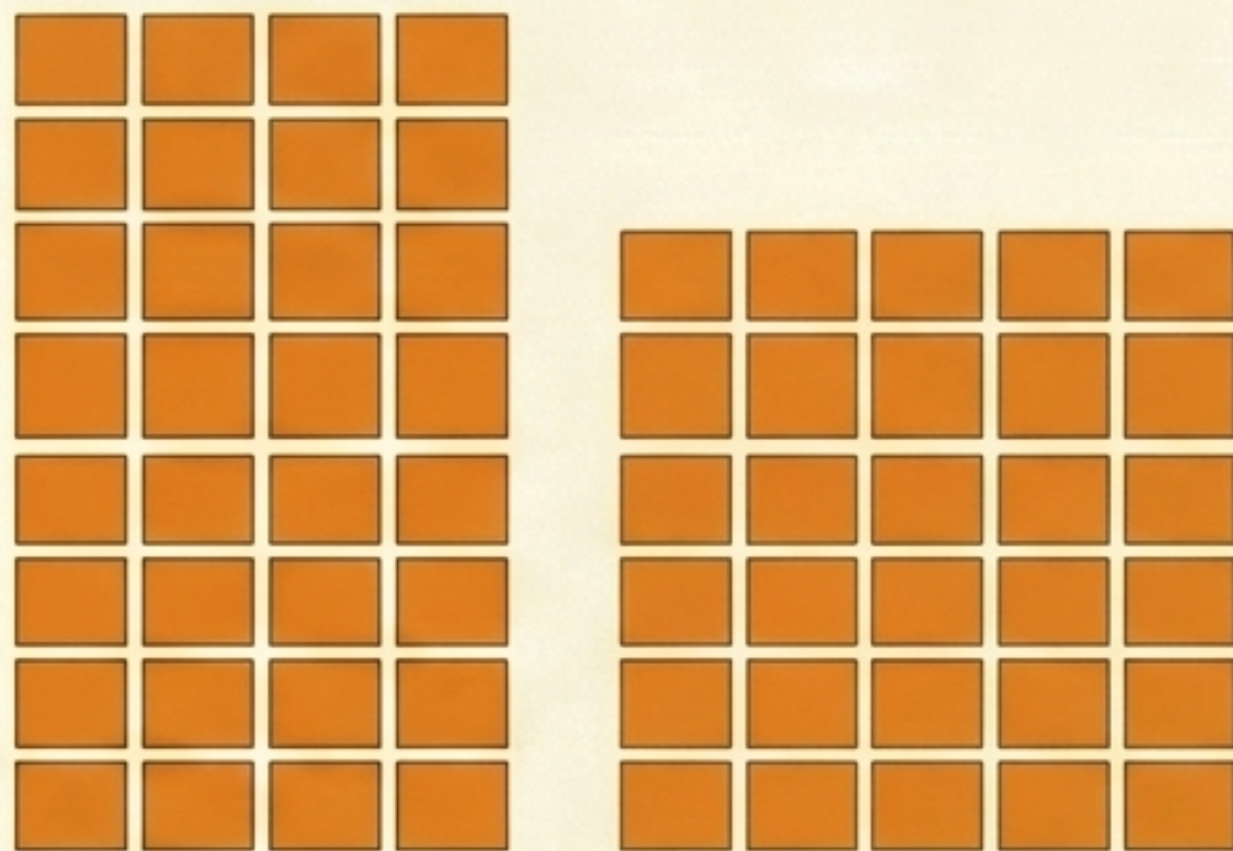
# Details: Survey 2 The 100-Point Allocation

# The Breadth and Intensity of Support

## The Breadth Mandate (Roads & Fire)

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Roads won by gathering broad support (1,223 points from 47 respondents, avg. 26 points/voter). Fire Safety came in a close 3rd (780 points from 41 respondents, avg. 19 points/voter). Allocations were in moderate increments.



## The Intensity Mandate (Trails)

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Completing the recreational trail system secured the 2nd highest total score (807 points). It had fewer voters (33), but a higher average of 24.4 points each, indicating deeper passion.



# The Impact of the 100-Point System

The allocation methodology empowered individuals to advocate fiercely for singular concerns.

- A few highly passionate landowners skewed total scores higher for specific issues.
- Example: One respondent gave 100 points to CC&Rs.
- Example: Another gave 90 points to Trails.

**While Total Points measure intensity, Engaged Voters reveal broad consensus.**

## Total Points Per Issue (Intensity)

Roads	1223
<b>Trails</b>	<b>807</b>
Fire	780
Lawsuits	674
<b>CCRs</b>	<b>574</b>
Coms	457
Trash	408
Training	338
EmerTxt	333
Other	287
RoadSigns	205

## Engaged Voters Per Issue (Breadth)

Roads	47
Fire	41
Lawsuits	37
<b>CCRs</b>	<b>35</b>
<b>Trails</b>	<b>33</b>
Trash	29
Coms	27
Training	27
EmerTxt	23
RoadSigns	19
Other	10

# See attachments for full survey results, parking lot issues, and community-generated Timberlake Tips

*Facilitation by volunteers Katharine Teleki and Len Waterworth. This is a Board-approved project but not a Board-directed or edited document. It is for informational purposes only. Contact Katharine ([kmteleki@gmail.com](mailto:kmteleki@gmail.com)) or Len ([lenwaterworth@gmail.com](mailto:lenwaterworth@gmail.com)) with any questions about the process.*