

Timberlake Strategic Planning: 2026–2031

Preliminary Community Report: Survey & Meeting Outcomes

April 2026

Goal

Gather community input
and establish a shared
vision and prioritized goals
for the next five years.



A COMMUNITY-LED PROCESS

Facilitation of this strategic planning process is being provided by volunteer landowners Katharine Teleki (kmteleki@gmail.com) and Len Waterworth (lenwaterworth@gmail.com).

This is not an official TRLA board document. Please contact Katharine or Len with any questions about the process.

Part 1: The Community Survey

105 landowners submitted an online survey that closed on April 6, providing a detailed, bottom-up mandate.

What drew us to Timberlake?

78%

Natural Beauty & Scenery

82 respondents. "Astonishing natural beauty, low real estate prices"

50%

Peace, Quiet & Seclusion

53 respondents. "The natural beauty, the feeling of being tucked away from everything"

31%

Amenities & Lot Size

33 respondents

28%

Affordability

29 respondents

Our 5-Year Vision: Preservation vs. Evolution

The community expressed a healthy tension between preservation and the need for infrastructure evolution.



PRESERVATION

EVOLUTION

Preservation
(41%)

Remain basically unchanged and retain its rural character

Social Harmony
(26%)

Desire an end to legal drama and conflict

Improved Infrastructure
(25%)

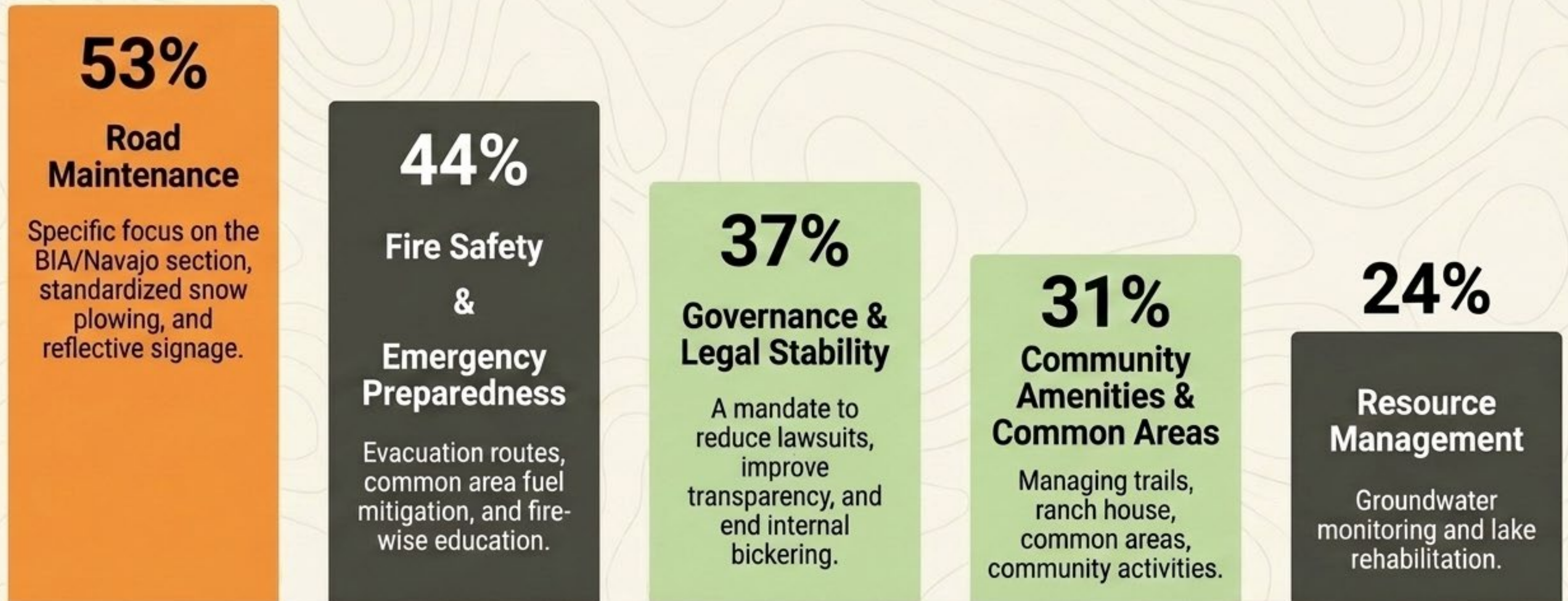
Prioritize upgrades like chip-sealing and cell service

Building Evolution
(14%)

Desire modernization of CC&Rs

Top Priority Categories

When asked to rank their top three concerns, landowners prioritized the following core areas:



Part 2: April 11 Landowner Meeting

Facilitators analyzed the survey and presented the findings to an in-person meeting attended by about 30 landowners.

‘Timberlake Tips’ Icebreaker

Groups brainstormed advice for newcomers, resulting in tips like:

- Learn to winterize your home and prevent frozen pipes
- Drive slowly to respect neighbors
- Understand local fire hazards and mitigate your property
- Use the TRLA website for CC&Rs, maps, announcements, and other information.



Identifying Our Strategic Posture

Strengths (Internal)

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

Weaknesses (Internal)

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

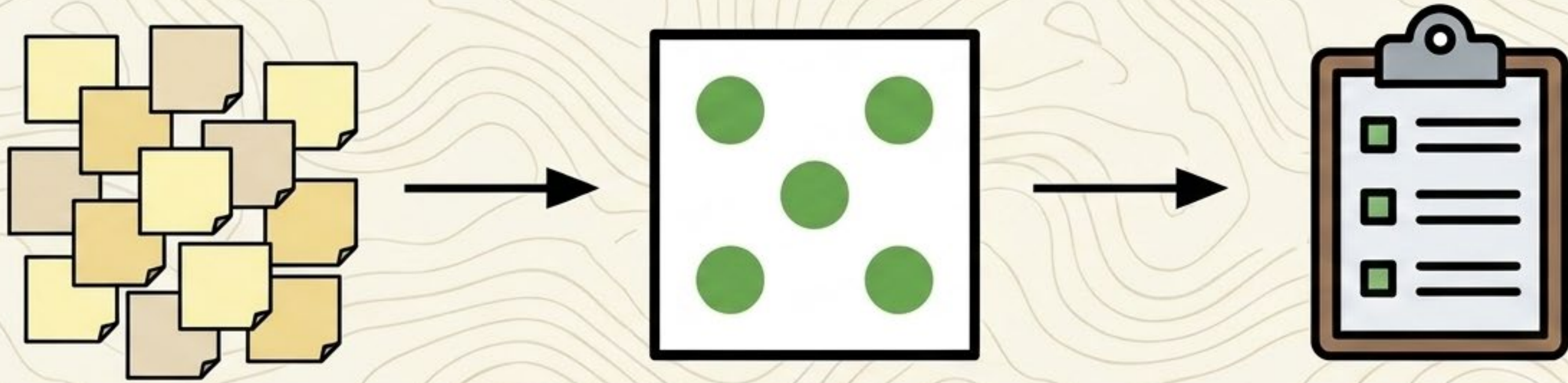
Opportunities (External)

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

Threats (External)

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

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



Sidebar issues that do not affect the whole community were put in a “parking lot” for separate board consideration.

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

By forcing participants to allocate limited dots, the community clearly identified its most critical tactical needs.

GOVERNANCE & LEGAL STABILITY

- 19 FIND A PATH TO RESOLUTION OF LAWSUITS
- 4 CC&R & BYLAW MODERNIZATION
- 1 FINANCIAL TRANSPARENCY (ONLINE REPORTS)
- 11 INTERNAL DISPUTE MEDIATION COMMITTEE
- 4 FAIR & CONSISTENT RULE ENFORCEMENT
- 5 CLARIFY SHORT-TERM RENTAL (AIRBNB) POLICY
- 1 TECH FOR INTERNAL HOA MANAGEMENT

ROADS & ACCESS

- 11 RESOLVE BIA/NAVJO SECTION
- 5 EXPAND CHIP-SEALING (FROM HWY 53) + TO BOXES
- 2 IMPROVE ^{SMALLER/SIDE} SECONDARY ROAD MAINTENANCE
- 1 SYSTEMATIC DITCH/CULVERT MANAGEMENT
- STANDARDIZED SNOW PLOWING
- 11 REFLECTIVE SIGNAGE & SPEED ENFORCEMENT

□ 0

COMMUNITY AMENITIES COMMON AREAS

- 5 COMPLETE RECREATIONAL TRAIL SYSTEM
- 5 SECURE UNIVERSAL TRAIL ACCESS POINTS
- 1 RANCH HOUSE INTERIOR REFRESH
- 1 EXPANDED PROGRAMMING (YOGA CLASSES)
- 1 MAINTAIN FREE LANDOWNER FACILITY ACCESS
- 1 COMMON AREA STEWARDSHIP/PATROLS
CLARIFY RULES FOR USE
- 3 ADA ACCESS CONSIDERATION FOR ALL COM. AMENITIES

FIRE SAFETY & EMERGENCY PREPAREDNESS

- 8 COMMON AREA FUEL MITIGATION
- 3 IDENTIFY/CLEAR EVACUATION ROUTES*
- 9 ^{COMMUNITY-SPECIFIC} EMERGENCY TEXT/EMAIL ALERT SYSTEM
- 12 "FIRE-WISE" LANDOWNER TRAINING
- BOUNDARY THINNING (FOREST SERVICE LIAISON)
- 9 CELL/COMMUNICATION INFRASTRUCTURE
- 2 MORE/EXPANDED SIRENS

RESOURCE MANAGEMENT & WATER

- GROUNDWATER MONITORING & USAGE PLAN
- 4 LAKE REHABILITATION (DREDGING/HEALTH)
- 3 FISH STOCKING FOR RECREATION
- 3 DARK SKY PRESERVATION GUIDELINES
- 7 BARK BEETLE MANAGEMENT/EDUCATION
- 8 COMMUNITY TRASH/WASTE SOLUTION

~~WATER MANAGEMENT~~

Tier 1: The High-Consensus Priorities

Issues securing 8 to 19 votes, representing the immediate collective mandates from the community.



Tier 2: The Emerging Should-Dos

Issues securing 3 to 7 votes, indicating moderate but distributed support across the community.

Bark beetle management/education	● ● ● ● ● ● ● (7)
Expand Chip-Sealing from Hwy 53 & to Box S	● ● ● ● ● (5)
Clarify short-term rental policy	● ● ● ● ● (5)
Complete recreational trail system	● ● ● ● ● (5)
Secure universal trail access points	● ● ● ● ● (5)
CC&R & Bylaw modernization	● ● ● ● (4)
Fair & consistent rule enforcement	● ● ● ● (4)
Lake rehabilitation (dredging/health)	● ● ● ● (4)
Identify Clear evacuation routes	● ● ● (3)
Fish stocking for recreation	● ● ● (3)
Dark sky preservation guidelines	● ● ● (3)
ADA access consideration for all amenities	● ● ● (3)

Tier 3: Long-Tail and Niche Issues

Issues securing 0 to 2 votes, reflecting highly localized concerns or a lack of current collective consensus.

Improve smaller/side road maintenance

● ● (2)

More/expanded warning sirens

● ● (2)

Systematic Ditch/Culvert management

● (1)

Standardized snow plowing

● (1)

Financial transparency/online reports

● (1)

Tech for internal TRLA management

● (1)

Ranch house interior refresh

● (1)

Expanded programming (e.g., yoga classes)

● (1)

Maintain FREE landowner facility access

● (1)

Common area stewardship/patrols/clarify rules for use

● (1)

Boundary thinning (forest service liaison)

○ (0)

Groundwater monitoring & usage plan

○ (0)

Streamlining the Community Mandate

Following the dot voting exercise, facilitators took the results, grouped similar issues together, and streamlined them to create a finalized “Top 10” list.

This clear, consolidated list of 10 actionable issues is now being circulated back to the entire community via a follow-up survey for final review and input.

TAKE THE SURVEY BY SATURDAY MAY 2:

<https://www.menti.com/al18ympsfbi>

Moving from “What” to “How”

1

Community Input

The 10 prioritized issues are currently out for final review via the follow-up survey.

**TAKE THE SURVEY BY
SATURDAY MAY 2:
[https://www.menti.com
/a18ympsubi](https://www.menti.com/a18ympsubi)**

2

Final Report

Facilitators will finalize a final report on the strategic planning process and present it to the community

3

Board Review

The TRLA Board will review community priorities and decide how to translate them into specific actions.