

# Early Winter Homeowners Newsletter

*With the coming of winter, the Board of Directors is providing this update on issues that impact our quality of life, property values, and daily operation of our community and neighborhood. We hope you find this information helpful as you enjoy living and celebrating the Holidays in Liberty Lake.*

## Annual Meeting – Results

This year’s annual meeting was held at 7:00PM, Tuesday, October 23<sup>rd</sup>, 2012. The meeting venue this year changed to the Liberty Lake City Hall.

At the first meeting, a quorum was not attained and the meeting was held as an information session only with no votes being taken.

A second meeting was called in accordance with the HOA’s by-laws for the purpose of voting on a Board recommended increase in the HOA Assessments and Dues and to elect a new Director to replace the expiring term of Director and President, Bob Skattum. This meeting was held at 7:00PM on Monday, November 19<sup>th</sup> at the Liberty Lake City Hall.

Between the homeowners present



at the second meeting and the mailed in proxies or votes on the two outstanding items, a quorum was reached in accordance with the by-laws.

The materials sent to the homeowners with the call for a second meeting were reviewed by the Board, Director candidates spoke briefly, and votes on both items were called and conducted.

The results were tabulated and reported at the meeting and are

being shared herein.

**RECOMMENDATION TO INCREASE ANNUAL DUES & ASSESSMENTS to \$500:**

For =30

Against =15

**Recommendation was passed.**

**ELECTION OF NEW DIRECTOR --**  
Candidates:

- Greg Kautz
- Cengiz Tanak

**Greg Kautz was elected.**

### INSIDE THIS ISSUE:

Thank You	2
Community Reminder – 20 mph	2
Maintenance and Repair	
Projects – to Date	3
Snow Removal Guidelines	3
Financial & Budget Updates	4
How to Contact Us	4

## THANK YOU

A huge thank you goes to Bob Skattum for his leadership and commitment to this community over the last three years. During Bob's tenure on the Board, a number of significant outcomes have been achieved (ie: street sealing, concrete repair, gate operating system replacement, gate/fence painting, swale clean-up, entrance lighting replacement, more frequent communications, Community Outreach Committee establishment, and website development). Through his leadership, the Estates at Meadowwood III HOA is stronger than ever and positioned to move forward to protect the investment we all have made in our community. Thank you, Bob!!!!



*You can keep abreast of the neighborhood events and news by checking the community message board when you pick up your mail.*

*Please be aware of the 20 MPH speed limit on Association streets. We do not want anyone to be injured as a result of drivers speeding through the neighborhood.*

## Community Reminder – Please Slow Down!

We continue to experience more drivers than we would like “zipping” through the neighborhood during the day and early evening. With the advent of back-to-school and addition of a number of new families with younger children, it is IMPERATIVE that ALL residents, guests, contractors and service providers adhere to the posted speed limit in the community.

**The SPEED LIMIT on all MEHOA-III streets is 20 MPH!**



Please also be on the lookout for scooters, bicycles, golf carts, and children playing near the roadways.

Children should be

reminded to careful when outdoors and be mindful that the streets are not a safe place to play.

In addition, please note that many times pedestrians of all ages may be concentrating on their mobile phones, smartphones, and/or music players and may not hear or be particularly attentive to approaching vehicles.

We do not want a tragedy!

## Maintenance and Repair Projects – 2012

As noted in prior newsletters, with segments of our community over ten years old, we needed to conduct more maintenance and replace/repair projects this year than ever before.

In 2012, we have:

**Concrete Curbing:**

Replaced several sections of curbing in the town home area as well as broken concrete at the end of Terrace Lane.

**Fence and Gates:**

The metal portions of our fence and gates

were painted and sealed.

We recently replaced damaged entry lighting fixtures and replaced burned out bulbs as well.

**Drainage Swales:**

We sprayed all the drainage swales for weeds, trimmed, and cleaned the Dunbarton Oaks swale. The NE corner of North Dunbarton Oaks Lane and King James Lane was also cleared of noxious weeds and trimmed throughout the summer.

Starting in 2013, the

Association will be maintaining swales on all streets to make sure that storm run-off drains appropriately.

**Roadway Sealcoating:**

We filled the cracks in all of the streets and applied an industrial quality seal coat to prevent further deterioration.

This will need to be done at least every five years in the future to avoid the extremely high cost of replacing the asphalt on the streets.

*Segments of our community are now over ten years old and, as a result, we needed to perform significantly more maintenance and replace/repair infrastructure items this year.*

## Snow Removal Guidelines

It is the homeowner’s responsibility to remove snow and ice from their sidewalks and driveways.

Homeowners are also asked to not push or blow snow into the street after the plows have come through since this creates a

safety hazard for all who use our streets. The same contractor we had last year will be doing the snow removal this year.



## Financial and Budget Updates

To date, our revenue collected and expenses have been within our 2012 budgets and the projects completed have been done for slightly less than originally estimated.

Homeowners received a year-to-date financial recap with the materials sent for the Annual Meeting.

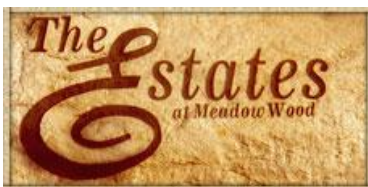
As a result of needing to establish/replenish a reserve account, the

homeowners approved an increase to \$500 per year for Dues and Assessments effective with the 2013 budget year.

During 2013 the Association will conduct a Capital Reserve Study as required by state law to determine the adequacy of our reserves and develop a plan for the eventual replacement of commonly-owned

structures, roads, and other facilities.

The Board will finalize the 2013 Budget in early January after YTD expenditures have been posted for 2012. The finalized budget will be posted on the website near the end of January. The December 2012 financial report showing YTD expenditures will be mailed with the January dues invoices.



We're on the Web!  
[www.estatesatmeadowwoodiii.com](http://www.estatesatmeadowwoodiii.com)

The Board is comprised of volunteers elected to serve three-year, staggered terms of office. The current Board members are:

- Marty Trzeciak- Vice President (Term Expires 2013)
- Bill Maier – President (Term Expires 2014)
- Greg Kautz - Director (Term Expires 2015)
- Paulette Carter – Secretary/Treasurer (non-voting role)

Homeowners wishing to contact the Board with questions, request consideration, report non-compliance, identify neighborhood needs, or make suggestions should direct their communications to MEHOA III c/o WEB Properties, Inc. (see address below) or use the "Contact" page on the website.

WEB Properties will try to resolve the matter and will forward all communications to the Board for their review and action if required. Where appropriate, one or more of the Board members will reach out to discuss the matter directly with the homeowner(s).

**WEB Properties, Inc.**  
 P.O. Box 21469 | Spokane, WA 99201  
 Phone: 509-533-0995  
 Email: [em3hoa@webpropertiesinc.com](mailto:em3hoa@webpropertiesinc.com)