

# Fall Homeowners Newsletter

*With the coming of fall, 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 we enjoy fall in Liberty Lake.*

## Annual Meeting – Tuesday, October 23<sup>rd</sup>!

The Board of Directors through our property management firm WEB Properties, Inc. has mailed on October 1<sup>st</sup>, 2012 to all homeowners of record in the Estates at Meadow Wood Phase III Homeowners Association a written notice as required by the by-laws of the upcoming Annual Meeting.

This year’s meeting will be held at 7:00PM, Tuesday, October 23<sup>rd</sup>, 2012. The meeting venue this year has been changed to the Liberty Lake City Hall which is located at 22710 E. Country Vista Drive in Liberty Lake.

In order to elect directors and take any action at the meeting, a quorum is required.

One of the items to be considered at the meeting is an increase in yearly dues. As many



of you are aware, the HOA annual dues have remained the same since the inception of the development.

Recent 2012 projects including street sealing, concrete repairs, gate controller replacement, fence/gate painting, and entry lighting maintenance have significantly depleted the HOA’s reserves.

It is the belief of the Board that we need to start replenishing these reserves so that special assessments

will not be required in the future as other needs arise.

In addition, a new member of the HOA Board must be elected.

If you cannot attend the meeting, please consider completing the proxy form that was included with the annual meeting notice and either send it to WEB Properties immediately or ask a neighbor who plans to attend to be your proxy.

We look forward to seeing you there.

### INSIDE THIS ISSUE:

Annual Meeting Agenda	2
Community Reminder – 20 mph	2
Maintenance and Repair	
Projects - UPDATE	3
Landscaping Maintenance	3
Financial & Budget Updates	4
How to Contact Us	4

## Annual Meeting Agenda



*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.*

- Call to Order
- Roll Call and Proxy Count
- Reading of the 2011 Annual Meeting Minutes
- Reports of Officers
- Reports of Committees
- Old Business
- New Business
- Elections: Board of Directors – One Position is open to replace a director whose three-year term is ending. Nominations are welcome from the floor or can be submitted in advance or by Proxy Ballot
- Adjournment

## 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 - UPDATE

As noted 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.

To date, 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 in the roads.

*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.*

## Landscaping Maintenance Guidelines

It is the homeowner's responsibility to control weeds and maintain the back hillsides of their property in accordance with Ordinance #85, City of Liberty Lake.

This includes making sure that bare ground is covered, weeds are curtailed, and grasses are appropriately

trimmed during the growing season.

We appreciate the efforts of the many homeowners who have complied with this requirement.

The City's inspectors have been in the area checking regularly as has

our new property manager, WEB Properties, Inc.

Check the link to the City of Liberty Lake on our web site for more specifics.



## Financial and Budget Updates

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

Homeowners will receive a year-to-date financial recap at the Annual Meeting

It is clear to the Board that we can no longer continue to maintain the artificially low

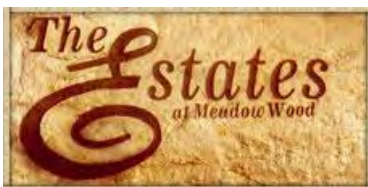
current dues of \$350 annually.

We have surveyed other HOA's and discussed the increase with our new property management firm. The Board is bringing a recommendation for a dues increase to the annual meeting and need your consideration and vote.

The Board has developed a CC&R

Enforcement Procedure and Fine Structure consistent with best practices among HOA's. This document clarifies and institutes a procedure to ensure compliance with the CC&R's to maintain the individual homeowner's investment as well as the overall appearance of the HOA.

Copies will be made available at the Annual Meeting.



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

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

- Bob Skattum – President
- Marty Trzeciak – Vice President
- Bill Maier – Board Member
- Paulette Carter – Secretary/Treasurer

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)