

THE ESTATES AT MEADOWWOOD



Dear Meadowwood Estates Phase III Homeowners,

Your Homeowner's Association Board has been working diligently throughout this year on a number of issues that impact our quality of life, property values and daily operation of our neighborhood. This newsletter will highlight a few of our accomplishments, provide updates, reminders, and information that we hope is helpful.

Accomplishments:

- Your board has met multiple times since the annual meeting last fall.
- The Entry/Exit gates were repaired and updated:
 - A new gate controller/directory was installed allowing owners to utilize individual entry codes and provide for emergency vehicle access to the neighborhood when the gate is closed, along with other safety/security features we didn't previously have.
 - Both gate control motors were replaced with new units with multi-year warranties and maintenance after the failure of one of the original units.
 - Additional magnetic loops were installed in the asphalt for safer gate operation.
 - A pillar to prevent non-resident golf-cart access during gate-closed hours was installed.
 - New speed and homeowners and guest signs were installed.
- A majority vote of the Homeowners resulted in the gate being open during the day. Closed times are set from 6:00 PM to 6:00 AM year round.
- Repaired the curb and street drain areas in the neighborhood that were broken and damaged.
- Expended significant effort and resources (including legal action) to enforce the CC&R requirements relative to backyard and bank landscaping that was not completed in the 6- month timeline after taking ownership or landscaping that had fallen out of compliance over the years. This action was, and is currently needed because many homeowners are not able to enjoy the community to its full extent due to unsightly and unfinished landscapes in a few of the 70 plus properties that are in compliance. Additionally, your property values are negatively affected by these violations. While we have made great strides and improvements, unfortunately, there are still properties that remain out of compliance.
- Identified an instance where a non-resident homeowner has utilized land that is part of the HOA's common area

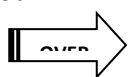
for vehicle and equipment storage and has assumed "ownership" of this land. Your Board has requested compensation and/or remuneration for this unlawful use.

Upcoming Projects:

- The Board has approved a bid for repairing and enhancing the current gated entry lighting system with new, energy-efficient, low voltage lighting and wiring. The entrance landscape will also be cleaned up, re-barked, and maintained by the Board. It was determined that these improvements will conserve electricity, enhance daytime and nighttime appearance and improve after dark security. Along with the visual and security benefits for us all, the HOA will recover the cost in a short period of time through reduced utility bills.
- An additional drainage problem has been reported in the area of the townhomes and bids are being solicited to perform this repair.
- The Board plans to create a directory of ME III HOA owners with available contact information and addresses for distribution at the annual HOA meeting this fall.

Undeveloped Lots/Foreclosed Homes:

- There are several undeveloped lots in the neighborhood. Please remember that these lots are not dumping grounds for homeowners or their contractors.
- The Board is working with the lenders of the bank-owned properties, and our



landscaping contractors, to begin a process to ensure that these properties are adequately maintained and that new owners are aware of the need to bring these lots into compliance within six months of purchase.

Annual Dues:

- The annual HOA dues were maintained with no increase for 2010.

Upcoming Annual Meeting:

- The Meadowwood Estates III Homeowners Association Annual meeting will be scheduled for sometime in late September/early October. Please watch for our announcement notice and plan to attend.

Community Reminders and Responsibilities:

An essential part of living in a community such as Meadowwood Estates is the shared responsibility for all homeowners, residents, and guests to not only be aware of the Covenants, Conditions, and Restrictions that apply to all members ... but to ensure that we all abide by those rules and evaluate non-compliance or violations fairly and uniformly.

- It is each homeowner's responsibility, according to the CC&R's, to control the weeds in and maintain the rock drainage swale on the back of properties on Lancashire and North Dunbarton Oaks Lane.
- Pets: Homeowners are solely responsible for their pet(s), and must not leave them unattended in their yard, allow them to enter neighbor's yards, or to roam free and unleashed. When you walk your pet(s), please remember to have them leashed, and collect and dispose of your pet's waste properly.
- Street Parking: No commercial-type trucks, campers, trailers, motorhomes, boats or motorcycles shall be parked or permitted to remain on any Lot, unless the same is stored or placed in a garage. No such vehicles shall be parked overnight on any street adjoining any Lot; provided that such vehicles belonging to guests may occasionally be so parked. No motor vehicles, inoperative for reasons of mechanical failure, shall be parked and or stored on any Lot or in the street right-of-way for more than seventy-two (72) hours. If you have overnight guests, they should preferably park in your driveway or in the common parking spaces near the townhomes/mailboxes.
- Garbage Cans: Garbage cans are not to be stored outside ... they can only be outside the evening before and day of garbage collection.

- Lamp Post Pillars: Since our only nighttime illumination is from the lampposts in front of every home, please make certain that you replace any burnt out bulbs as soon as possible. Should you need assistance with this task, please contact the Board.
- Changes or additions that you plan to make to your home, landscaping, or lot require prior communication with and approval from the HOA Board.
- Children: Please do not allow your children to play on other neighbor's properties and climb on mailboxes. Children's toys and bicycles should not be left outside in yard or against the exterior walls of your home. Please be especially aware that children often play in or near the neighborhood streets and drive carefully. Use of bicycles, scooters, skateboards, and other outdoor toys while allowed, should be used in areas of the neighborhood roads that are not heavily travelled.
- Golf Carts: Please comply with all Liberty Lake and Spokane County rules and ordinances regarding the age of golf cart drivers and ensure that the carts are operated safely and appropriately.
- Noise: Be courteous and aware of noises that can bother your neighbors (barking dogs, parties, operating lawn equipment in early morning or late evening hours, motorcycles, loud auto mufflers, etc.)
- **The speed limit in the community is 20 mph ... please make sure that all drivers in your household and guests abide by this restriction. If speeds are not followed, we may have to consider speed bumps.**

How to Contact Us:

Homeowners wishing to contact the Board to request clarification of the CC&R's, report non-compliance, identify neighborhood needs, or make suggestions should direct their communications to:

<p>Premiere Property Management 3124 South Regal, Suite One Spokane, WA 99223 Phone: 509.456.6570 Email: premiereproperty@yahoo.com</p>
