

THE ESTATES AT MEADOWWOOD III



Dear Meadowwood Estates Phase III Homeowners,

With the coming of Spring to MEHOA III, your Board of Directors is providing an update on a number of issues that impact our quality of life, property values and daily operation of our neighborhood. This newsletter will provide updates, reminders, and information that we hope is helpful as we approach Summer.

Results of Recent Homeowner Vote:

In February, the Board communicated regarding an issue where property that belongs to the Association was being used by an adjoining resident as part of a prior understanding with the developers of MEHOA III. The original communication asked for a vote on the issue and generated a number of questions and an insufficient number of votes to resolve the issue. Therefore, on March 31ST, 2011 the Board again communicated with the Association, provided more information and requested homeowners vote for one of three options.

The bylaws require that a vote by mail needs a quorum (50% of the owners with vote) and then a majority of the number of votes submitted determines the action to be taken. Based on a total of 76 eligible unit/lot owners the following are the results tallied:

- Ballots Received within deadline = 45 of 76 = 59.2%
- Quorum requires 50% of 76 = 38 –Attained
- Balloting results:
 - Option 1 [Sell the property to the non-resident for a price negotiated by the Board] = 26 of 45 = 57.8%
 - Option 2 [Give property to the non-resident. Recipient would pay all the fees] = 2 of 45 = 4.4%
 - Option 3 [MEHOA III will reclaim property] = 17 of 45 = 37.8%

Accordingly, the Board has started negotiations with the potential buyer to complete a sale.

Association Directory:

The Association is putting the finishing touches on a Directory of all Homeowners in MEHOA to be distributed inside the organization only. We are taking great care to only include lot, unit, or homeowners who want to be listed in such a directory. At the same time, we are attempting to build an email distribution list to reach Association members in the manner they prefer to be communicated with ... and reduce our impact on the environment and mailing.

Community Outreach Committee Update:

The Spring Social event held by the Community Outreach Committee at Ravi Mangipudi's home on Saturday, April 2nd was a terrific success. Over 40 people attended, made new connections and enjoyed conversations and the cheese/snacks/wine served – most showed up on time and stayed all the way to the end. We also had a few people volunteer to support the Committee's future events and there were a number of great suggestions

The Community Outreach Committee's next event will be held on Saturday, June 4th as follows:

Date & Time: June 4th from 2-4 pm

Place: 1215 N. King James Lane

Event: Flamingo Social Open House
Snacks & Drinks Provided

Watch for the door flyers being distributed to all homes for more details.

Upcoming Projects:

Several upcoming projects are being undertaken by the Association:

- At the recommendation of the MEHOA III Community Outreach Committee, a small, enclosed weatherproof communication board will be installed in the area between the mailboxes so that both the Board and COC can post notices for the Association Membership ... opening an additional method of communication with the community. We hope to have the unit installed by mid-June.

- New “bark” groundcover has been ordered for the common areas around the front of the community.
- Bids are being solicited to clean-up, kill weeds, and unwanted grasses, and place additional rock in the swale on the East side of North Dunbarton Oaks Lane. In addition, bids are being sought for clean-up and landscaping of common areas on the NE corner of King James Lane and North Dunbarton Oaks Lane as well as the area near the 17th tee box.

Community Reminders & Responsibilities:

An essential part of living in a community such as Meadowwood Estates III is the shared responsibility for all homeowners, residents, and guests to be aware of and abide by the Covenants, Conditions, and Restrictions that apply to all.

- It is each homeowner’s responsibility to control the weeds in and maintain the rock drainage swale on the back of properties on Lancashire and North Dunbarton Oaks Lane. It is also required that homeowners keep their back hillsides maintained in an appropriate manner ... which includes making sure that bare ground is covered, weeds are curtailed, and grasses appropriately trimmed.
- 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, nor may such vehicles be parked overnight on any street adjoining any Lot ... 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. Remember our area’s garbage and recyclable pick-up day has changed to Monday!
- 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.
- 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.)

- Playing in Streets/Skateboards: Please remind your children or guests that playing in the streets of the Association is not recommended. Use of skateboards or longboards on MEHOA streets is not allowed ... please confine their use to sidewalks or the Liberty Lake skate park.

Important Notice!!!!

The speed limit in the community is 20 MPH ... please make sure that all drivers in your household, guests, and service providers abide by this restriction. If speeds are not followed, we may have to consider speed bumps. Children often play near the neighborhood streets and everyone needs to drive SLOWLY and carefully.



Board Members/ How to Contact Us:

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

Lori Peters – President
 Bob Skattum – Vice President
 Marty Trzeciak – Board Member
 Paulette Carter – Secretary/Treasurer

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

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

Premiere Property Management will try to resolve the matter and will forward all communications or issues 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).