

SPRING HOMEOWNER NEWSLETTER

In a continuing attempt to keep you informed regarding upcoming events, projects, and issues which impact our quality of life, property values, and the daily operation of our neighborhood, we have prepared this newsletter. We hope it is helpful information as we approach the summer months.

**MEHOA III WEBSITE**

If you have not already checked it out, we encourage you to do so. Information is updated regularly and we use it as a means to make useful content available in one place as well as create a vehicle for sharing announcements and other timely news of relevance to members of the community. It includes Board info, meeting minutes, budget info, CC&R's and Bylaws, community reminders, news, gate information, links, and contact information.

We welcome your comments and feedback. The web address is:

www.estatesatmeadowwoodiii.com.

COMMUNITY OUTREACH COMMITTEE

The MEHOA III Community Outreach Committee is planning to host two social events this year for residents to reconnect after the Winter, make new connections, welcome new neighbors, and enjoy conversations in an informal atmosphere. The first planned event is an ice cream social (see the flyer on page 4 for details).

Watch your e-mail, the website, or the community sign board by the mailboxes for more information regarding the activities of this important volunteer group.

RESERVE STUDY

The State of Washington Legislature recently passed legislation requiring homeowner associations to complete a reserve study. The purpose of the study is to identify those commonly owned elements of the association which have significant value and will need maintenance or replacement over a thirty year period of time. These elements would include streets, curbs, sidewalks, sprinkler systems, plants and trees, drainage systems, fences, gates, gate control systems, lighting, etc. The study results are intended to alert the community to the advisability of building a reserve of funds in order to avoid costly assessments when a major repair/replacement is required. A study is required, by law, to be completed every three years.

The Board hired Ken Pfaff of Criterion Engineers to conduct the study and report the results. A copy of that report can now be found in the **Budget** section of the website.

GARBAGE/RECYCLE CARTS

When the large blue recycle carts were first delivered, we heard many complaints that they were too large to fit in some garages. We have noticed that smaller blue recycle carts have begun to show up in the neighborhood. Those wanting a smaller cart should contact Waste Management of Spokane (see "Links" on our website).

Remember that carts are not to be stored outside except the evening before and the day of collection.

LANDSCAPING MAINTENANCE

Beginning this year, the HOA is assuming the responsibility for controlling weeds and maintaining the rock drainage swales at the lower back of properties on Lancashire and North Dunbarton Oaks Lane. We plan to have Clearwater/Summit, our landscape contractor, apply pre-emergent and spray up to three times during the growing season. The Board will also be evaluating what needs to be done to improve drainage and maintain the drainage grates located in the swales.

Homeowners are reminded that the CC&R's define landscaping as the "planting of sod, grass seed, flowers, shrubs, or trees and placing bark, decorative rocks or other such similar materials on exposed ground. Keeping all grass, plantings, and ground covers in good condition is appreciated.

It is also required that the back hillsides be maintained in accordance with Ordinance #85, City of Liberty Lake. This includes making sure that bare ground is covered, weeds are curtailed, and grasses are maintained at no higher than six inches in height during the months of May through August.

E-MAIL DIRECTORY

In previous newsletters we reported our intent to use our e-mail directory for communication purposes only. The directory will not be published.

With the exception of notices which must be legally mailed, we will use this channel exclusively for communicating with homeowners.

Please notify WEB Properties if your e-mail address changes so that we can keep the directory up to date and ensure that you receive communications in a timely manner.



Please be reminded that the speed limit in the community is 20 miles per hour. We are consistently observing some residents, guests, and service providers exceeding this limit.

Clearly, previous pleas to observe and follow the speed limit have had little or no impact on some of our residents.

Please make sure all drivers in your household, guests, and especially contractors and service providers abide by this restriction.

The Board will be exploring options to address this situation during the next several months. It appears that adding speed humps is the next logical step.

Finally, we see more and more children playing in the street. We fear this is a tragedy waiting to happen. Please advise your children of the danger. Please also advise that skate boarding is not allowed on streets and sidewalks.

UPCOMING MAINTENANCE AND REPAIR PROJECTS

No major maintenance or repair projects are planned this coming year. In the previous three years we have sealed our streets, sealed pavement cracks, patched asphalt, replaced broken curbs, replaced the gate operating system, painted the fence and gates, and replaced the landscape lighting system. All of these together have significantly depleted our savings. Consequently, we are hopeful that we can limit major expenditures over the next several years so that we might rebuild our savings/reserves.

This year we plan to seal street cracks that have appeared after the Winter, replace dead or missing plants in the common area beds, remove a diseased and dying pine tree in the grass strip near the mailboxes, refresh bark where needed, and add some "color" to the beds near the community entrance. We are also planning to do some concrete repair work to several sections of sidewalk that are HOA responsibility. We will also be exploring options to improve drainage in the three swales as well as options to address the "speeding" issue.

The Board is committed to being good stewards of the funds provided through the payment of yearly dues. We finished 2012 with nearly \$19,000 in savings and plan to add to that amount this year in anticipation of the next round of major expenditures in several years. We are also committed to maintaining the quality of the community in which we live. Pride of ownership is evident and we thank all of you for your part in making this a wonderful place to live.

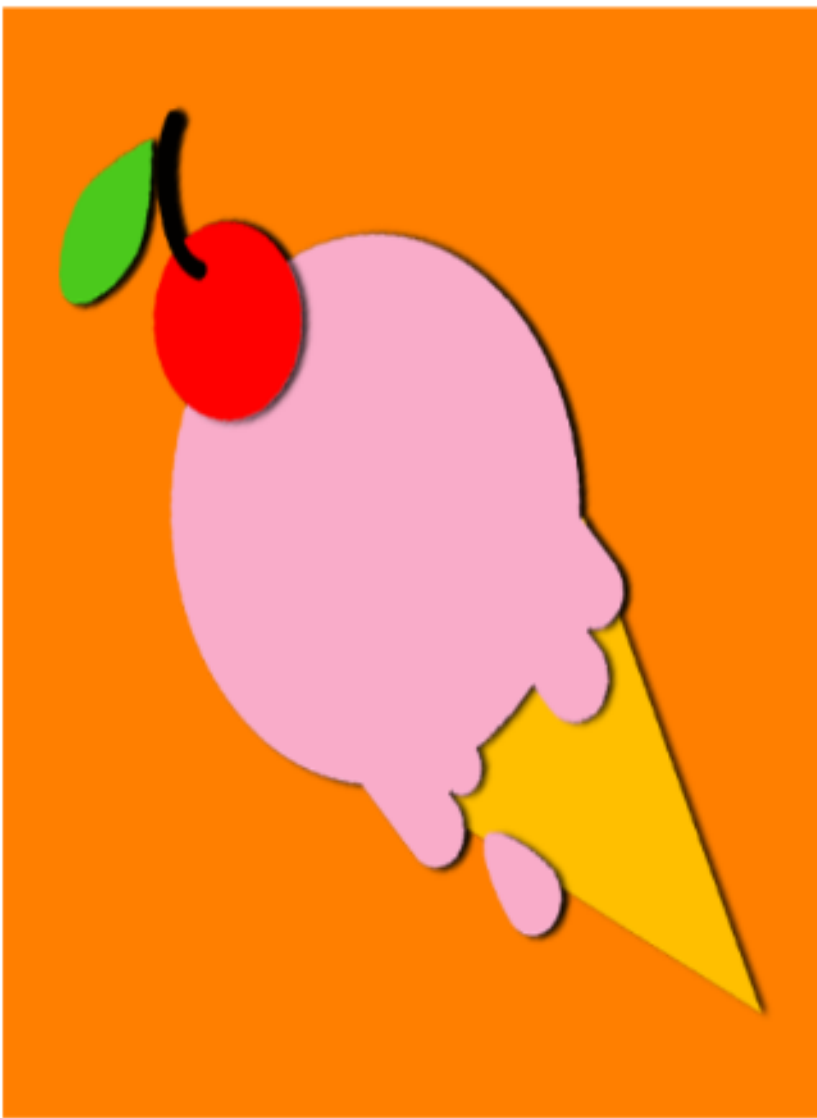
PLANNING OUTSIDE PROJECTS THIS SUMMER????

If you are planning to paint the exterior of your house, replace concrete, or install a fence this summer, make sure you review the CC&R's before starting. Refer to Sections 3.4.2, 3.4.3, 3.4.4, and 3.5.20. The CC&R's can be viewed on the website. As a general rule, repainting with the same color or replacing concrete with the same finish does not require prior approval. Fences, on the other hand, do require prior approval. If in doubt, be sure to ask.

The Board is comprised of volunteers elected to serve three-year, staggered terms of office. The current Board members are: Bill Maier, President; Marty Trzeciak, Vice President; Greg Kautz, Director; and Paulette Carter, Secretary-Treasurer.

Homeowners wishing to contact the Board with questions, to request consideration, to report non-compliance, to identify neighborhood needs, or to make suggestions should direct their communications to:

MEHOAIII
c/o WEB Properties, Inc.
P.O. Box 21469
Spokane, WA 99201
Phone: 509-533-0995
Email: em3hoa@webpropertiesinc.com



**COMMUNITY
OUTREACH
COMMITTEE**

**ICE
CREAM
SOCIAL**

DATE: Saturday, July 13, 2013

TIME: 6:00 - 7:30 PM

PLACE: 1215 N. King James Lane