

Spring Homeowners Newsletter

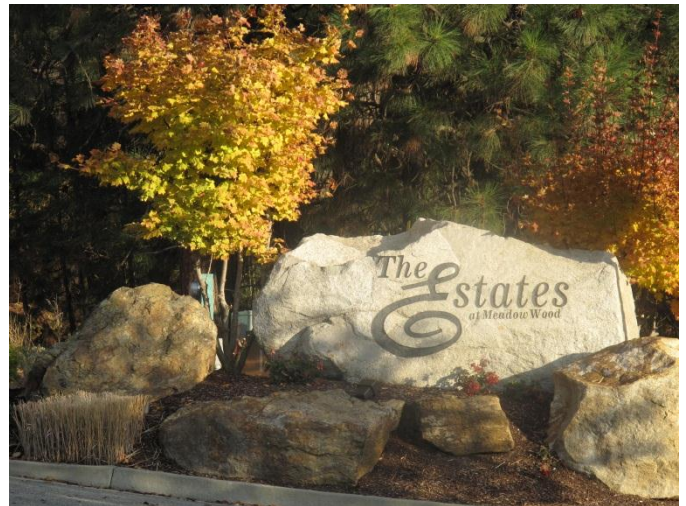
With the coming of spring, the Board of Directors is providing an update on several issues that will impact our quality of life, property values, and daily operation of our neighborhood. This newsletter will provide information we hope is helpful as we approach summer.

MEHOA III Launches Website!

In an effort to enhance and improve our HOA's communication, we are excited to announce that a website dedicated to our Homeowners Association has been developed and is now operational.

It was designed with the intent to make useful information available in one place as well as create a vehicle for sharing announcements and other timely news of relevance to the members of the community.

It includes Board Info, Meeting Minutes, Budgets, CC&R's and



ByLaws, Community Reminders, News, and Gate Information.

We hope you will check it out on a regular basis for news and important messages. Your Board is committed to making this an important avenue for

sharing what is happening in the neighborhood going forward.

We welcome your comments and feedback.

The web address is: www.estatesatmeadowoodiii.com.

INSIDE THIS ISSUE:

COC Update	2
Community Reminder	2
Landscaping Maintenance	2
Major Upcoming Maintenance and Repair Projects	3
Lamppost Lighting & Fences	3
Financial & Budget Updates	4

E-Mail Directory of Association

We have developed an e-mail directory which the Board intends to use for communication purposes only.

With the exception of notices which must be

legally mailed, we will use this channel exclusively for communicating with homeowners. Those residents without an e-mail account will still be notified by regular

mail. The directory will not be published.

Please notify Premiere Property Management if your e-mail address changes so we may keep the directory accurate.



Community Outreach Committee Update

Later this year, the MEHOA III Community Outreach Committee has made plans to host a social event for residents to reconnect after the winter, make new connections, welcome new neighbors, and enjoy conversations in an informal atmosphere.

They are also working on a Bunco night for people who have previously expressed interest in such a gathering.

Watch your e-mail, the website, or the community sign board by the entry area mailboxes for more

information regarding the activities of this important group helping make our community a more friendly and welcoming place.

Please make sure all drivers in your household, guests, and especially contractors and service providers are aware of the 20 MPH restriction.

Community Reminder – Slow Down!

Please take a few minutes to review the Community Reminders page on our website.

In particular, please be reminded that the speed limit in the community is 20 MPH.

Please make sure all

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

We do not want to have someone hurt or be required to install speed bumps.



Landscaping Maintenance Guidelines

It is the homeowner's responsibility to control weeds in and maintain the rock drainage swales at the lower back of properties on Lancashire and North Dunbarton Oaks Lane.

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 appropriately trimmed during the growing season.

Check the link to the City of Liberty Lake for more specifics.

Major Upcoming Maintenance and Repair Projects

Segments of our community are now over ten years old and, as a result, we are starting to see the need to perform more maintenance and replace/repair infrastructure such as streets and concrete.

Over the last several years, we have had to replace the gate operating system, entrance lighting, and re-bark the common area beds.

We have now reached a point where our streets and some curbing require attention.

This summer we will have the cracks filled in all of the Association's streets and apply an industrial quality seal

coat to help prevent further deterioration.

This is something which will need to be done at least every five years in the future.

We will also be replacing several sections of curbing in the town home area as well as some broken concrete at the end of Terrace Lane.

The metal portions of our fence and gates are starting to rust and need to be painted to avoid future replacement issues.

Finally, we hope to begin addressing the drainage swale that runs on the east side of North Dunbarton Oaks Lane. Initially, we will be making sure that

weeds and vegetation are eliminated and that the NE corner of North Dunbarton Oaks Lane and King James Lane are also cleared of noxious weeds and the wild grass maintained throughout the summer.

We have obtained competitive bids for all of these projects and while not inexpensive, they need to be done to protect the investment we all made in this community when we purchased our homes.

We will keep you posted as these projects are scheduled, any special requirements relative to parking during the seal coating, or other pertinent details.

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Lamppost Pillar Lighting and Fences

Since our areas only nighttime street 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.

We have also had several questions from potential homebuyers in the neighborhood regarding the ability to erect fences in their rear yards due to the

drop off of the hillside.

Fences and the restrictions surrounding them are covered in the CC&R's and require a plan be provided to the Board for approval prior to beginning construction.



Financial and Budget Updates

The \$350 dues we pay annually were set when the community was new and there were few demands on the budget for repair, maintenance or replacement of infrastructure.

This has changed and the projects completed in prior years and those to be completed this summer will significantly reduce the funds currently held in reserve for such

projects.

In fact, the crack filling and seal coating alone will cost in excess of \$26,000.

While we have established and approved a Budget for 2012 that does not spend more than our available resources ... it is clear to the Board that we can no longer continue to operate in future years at the current level of dues.

During the year, we will be surveying other HOA's and discussing what is an appropriate increase in dues for a HOA of our size. We welcome your input.

As an option, we may consider a special assessment to restore some of the reserve fund after the seal coating is completed.

We appreciate your understanding and will keep you posted.

We're on the Web!
www.estatesatmeadowwoodiii.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 Premiere Property Management (see address below) or use the "Contact" page on the website.

Premiere Property Management 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).

Premiere Property Management
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