

Early Summer Homeowners Newsletter

With the coming of summer, 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 enjoy summer in Liberty Lake.

Meet our New Property Management Firm!



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

INSIDE THIS ISSUE:

COC Update - Summer Social	2
Community Reminder - SPEED	2
Maintenance and Repair	
Projects - UPDATE	3
Landscaping Maintenance	3
Financial & Budget Updates	4

Your current Board has taken on a myriad of issues this year surrounding the maintenance of our HOA's infrastructure.

In assessing the overall needs of the association, determining how to fund and manage the projects necessary to keep our community vibrant, well-maintained, and one that current and potential residents are proud to call home, we also looked closely at the services that we required from our

property management company.

As a result, after evaluating a number of options and reviewing multiple property management firms, the Board selected WEB Properties, Inc., led by William E. Butler, RPA to assume property management duties for MEHOA - III.

WEB Properties Inc. currently manages a portfolio including commercial assets, apartments, and the Eagle Ridge Master Planned Community, where they manage

the Homeowners Association and all common areas in that development. In addition, they are taking over all of McVicars and Associates HOA clients. The changeover from our current provider is effective July 1, 2012.

After that date, please direct communications, questions, issues, and concerns for your Board to WEB Properties or via the Contact page on our HOA's website: <http://www.estatesatmeadowwoodiii.com/>

Community Outreach Committee Update



You can keep abreast of the neighborhood events and news by checking the community message board when you pick up your mail.



Here's the Scoop!

You're invited to a neighborhood "Ice Cream Social."

Date: Sunday, July 15th

Time: 3:00 - 5:00 pm

Location: The common area between the town homes.

Sponsored by:



Community Reminder – Please Slow Down!

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.

With the advent of summer, and the recent addition of a number of new homeowners with young 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 careful when outdoors and be mindful that the streets are not a safe place to play.

Maintenance and Repair Projects - UPDATE

As noted in the prior newsletter, segments of our community are now over ten years old and, as a result, we need to perform more maintenance and replace/repair.

To date, we have:

Concrete Curbing:

Replaced several sections of curbing in the town home area as well as some broken concrete at the end of Terrace Lane.

Fence and Gates:

The metal portions of our fence and gates have been painted and sealed.

Drainage Swales:

We have begun addressing all the

drainage swales by spraying for weeds. We will be making sure that the NE corner of North Dunbarton Oaks Lane and King James Lane is also cleared of noxious weeds and the wild grass maintained throughout the summer.

Roadway Sealcoating:

This summer, most likely in July, 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 to avoid the extremely high cost of replacing the asphalt in

the roads.

Our vendor has agreed to work with us to make sure that we have adequate notice of when the work will be done, to perform the work on only one street per day so that we leave access and parking for resident’s whose street is being sealed.

We will keep you posted as this final major project is scheduled of any special requirements relative to parking, etc.

Please make certain we have your correct email address to ensure that we can reach you with the information.

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.

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 homeowners who have complied with this requirement.

The City’s inspectors have been in the area checking regularly as will our new property manager.

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.

As mentioned in the last newsletter, the major project of seal coating this summer will significantly reduce the funds currently held in our capital reserve, but will keep us from a major

replacement cost of greater than \$200K down the road. Our approved Budget for 2012 (on the website) does not spend more than our available resources, but it is still clear to the Board that we can no longer continue to maintain the artificially low current dues of \$350 annually.

We will be continuing to survey other HOA's and discussing the

increase with our new property management firm. The Board intends to bring a recommendation for a dues increase to the annual meeting but have not determined the amount at this time. We welcome your input.

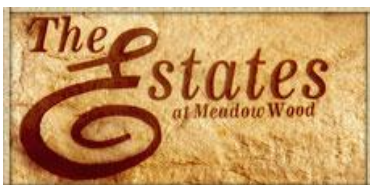
As an option, we may consider a special assessment to restore some of the reserve fund after the seal coating is completed.

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).



We're on the Web!
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