

LATE SUMMER HOMEOWNER NEWSLETTER

In a continuing effort 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 and informative.

ANNUAL MEETING

The Annual Homeowner Meeting has been scheduled for Tuesday, October 22, at 7:00 p.m. at the Liberty Lake City Hall. The agenda will include a report of our financial position, a report/discussion of the Reserve Study recently completed, and the election of one position to the Board. The Board is not proposing an annual dues increase at this time. In order to elect a Board member and conduct business, a quorum is required. Please plan to attend, cast your vote by mail, or give your proxy to someone who plans to attend the meeting. More information will be mailed at the end of September.



COMMUNITY OUTREACH COMMITTEE

Wonderful weather and good conversation was enjoyed by all who attended the Ice Cream Social in July. Special thanks to Denise, Pat, Karol, Terri, and Pam for organizing the event. The next event is being planned for the Christmas holiday period. More information will be communicated as plans become more firm. We hope to see you all there!!!!

CURRENT FINANCIAL PICTURE

As of August 1, 2013, our expenditures for the year to date have been \$6000 below budget estimates. However, we have seen preliminary projections for a particularly cold and wet November and December. If this turns out to be true, our snow removal costs could quickly reduce any surplus. We currently have \$19,000 in savings. More information will be available at the Annual Meeting.

NEW RESIDENTS

This has been a busy summer for house sales in the neighborhood after several years with very little activity. At one time there were ten properties for sale and four have sold at this printing. We welcome Bob and Elaine at 1525 N. Lancashire Lane, Dean and Kathy at 1211 N. Lancashire Lane, and Dave and Remy at 1301 N. King James Lane. We hope you will take advantage of any opportunity to introduce yourselves to these new residents and welcome them to our community.

OPEN BOARD POSITION

A three-year term, Board position is open. The term will begin immediately after the Annual Meeting. The Board meets three or four times a year and communicates regularly via phone or e-mail. The two returning Board members currently live in the townhouses and we believe it is important to have a representative from the single family residences further "up the hill". Please give this some consideration and let us know if you wish to have your name on the ballot. **Please let us know by September 20 so we can include your name in the Annual Meeting materials. You can notify us at em3hoa@webproperties.com.**

PROJECTS COMPLETED

In addition to maintaining the common areas and swales this year, we have added flowers at the entrance to the development, refreshed the bark in all of the common area beds, removed four dead or dying trees, replaced dead or dying shrubs in the common area beds, installed speed limit signs, and filled cracks in the streets. We still plan to replace several sections of broken sidewalk that are the responsibility of the Association. In addition, we plan to assess what needs to be done to improve drainage in the swales and include this in the 2014 budget.

RESERVE STUDY

The Board commissioned Ken Pfaff of Criterion Engineers to conduct a Reserve Study as required by State of Washington statute. 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. The report concludes that we currently have approximately 10% of the reserves required to cover costs over the thirty years. A copy of the report is available on the website (www.estatesatmeadowwoodiii.com) and can be found in the **BUDGET** section. This topic will be on the agenda at the Annual Meeting.

CONTACT INFORMATION

The Association Board of Directors is comprised of volunteers elected to serve three-year, staggered terms of office. The current Board members are: Bill Maier, Greg Kautz, and Bob Skattum. Paulette Carter serves as Secretary/Treasurer in an ex-officio capacity.

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:

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