

WINTER HOLIDAY HOMEOWNER NEWSLETTER

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

SNOW REMOVAL GUIDELINES

Clearwater, our snow removal contractor, is responsible for de-icing and removing snow from the streets and the common area sidewalks including the sidewalk along Mission. Traditionally, our contractors do their plowing early in the morning. Therefore, it is important that we not park any vehicles on the street overnight when snow is imminent.

It is our responsibility as individual homeowners to remove snow from our sidewalks and driveways. For the safety of all who use our streets, we are also tasked with not pushing snow into the street after the plows have come through the neighborhood.

2014 ANNUAL HOA MEETING

The 2014 Annual HOA meeting was held on October 28, 2014 at Liberty Lake City Hall. A total of 45 out of 76 properties were represented either by attendance at the meeting or proxy. Given a quorum (38), the Board conducted the meeting and was able to vote on the vacant director position. Steve Wampler was elected to a three year term on the Board of Directors.

Along with the financial report and reserve fund report, a summary of this year's activity was provided. Activities of significance in 2014 included; streets swept and crack sealed, security gates serviced, some sidewalk sections replaced, landscape lighting replaced, flowers replaced and some replacement trees planted. Meeting minutes are available for viewing on the website: www.estatesatmeadowwoodiii.com.

Because this was outgoing president **Bill Maier's** last meeting, he was recognized for his **dedication and hard work**. Among other things, Bill served as our **president for three years** and was intimately involved in the 30 year reserve study. Additionally, he **personally did much of the maintenance work** in the neighborhood and supervised various contractors to ensure quality. All of us homeowners in Meadowwood III will forever be in your debt. **THANK YOU, Bill.**



HOLIDAY OPEN HOUSE

All homeowners are cordially invited to attend the family Holiday Open House. This year's event will take place on Saturday, December 6, from 6:00-8:00 pm. at Remy and Dave Newcombe's home - 1301 N. King James Lane.

Please mark your calendars and plan on joining us for some great conversation, as well as appetizers and desserts. Be sure to dress casual. We hope everyone will take advantage of this chance to meet your neighbors. Thank you to the Community Outreach Committee for organizing the event.

YTD FINANCIAL REPORT

Year to date through October, expenses are \$2,621 over the budget of \$27,631 due primarily to street maintenance - sweeping, repair and snow removal. We have collected income of \$47,232 which is \$423 below budget because one homeowner paid their annual dues in December 2013 so that money showed as income in 2013.

At the end of October, we had \$17,556 in the Operating Account, \$22,400 in the Reserve Account and \$10,011 in the Savings Account. Barring unforeseen expenses between now and year end, we anticipate adding to the Reserve and Savings Account.