

Winter Homeowner Newsletter

December 2015

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.

Holiday Open House

All homeowners are cordially invited to attend our Family Holiday Open House (see flyer to the right). Please mark your calendars and plan on joining us for some great conversation, as well as meeting new neighbors. Thank you to the Community Outreach Committee for organizing!

Wind Storm

We are thankful that our neighborhood did not suffer too much damage during November's record-setting wind storm. Although we lost a few trees and shingles and the lights blinked, the power stayed on and no one was injured. Our neighborhood fared much better than others.

Included here are pictures of some of the downed trees. We appreciate WEB Properties' quick response to lower felled trees to the ground and clear the tree off the fence along Mission. The remaining stumps and the weakened fence posts will be attended to and tree replacement will be considered at an appropriate time.



Date:
Sunday, December 13th

Time:
3:00 - 5:00 p.m.

Location:
1113 North Dunbarton Oaks Lane
Home of Ed and Carolyn Knott

Dress casual, enjoy friendship
along with appetizers & desserts
AND SPECIAL DOOR PRIZES!

**Family Holiday
OPEN HOUSE**

community
OUTREACH committee

Follow the open house signs to the location of the event.

Snow Removal Guidelines

Clearwater, our snow removal contractor, is responsible for de-icing and removing snow from the streets and common area sidewalks (including the sidewalk along Mission). Generally, Clearwater plows early in the morning. Therefore, it is important to not park vehicles on the street overnight when snow is imminent.

Also, 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.



2015 Annual HOA Meeting and Special Meeting

The 2015 Annual HOA meeting was held on October 27, 2015 at Liberty Lake City Hall. The informational meeting included a financial report, a request for input on draft parking rules, and a summary of this year's activity. Since a quorum was not present at the Annual Meeting, a Special Meeting was conducted on December 9, 2015 to conclude the vote for the vacant Board Director position. The Board is pleased to welcome resident Jerry Brown as our newest Director for a 3-year term. The Board wishes to sincerely thank Terri Schmarr for her continued service as Secretary for the Board. Terri graciously serves in this capacity as a non-voting member.

Another topic at the Annual Meeting was a vote to delay of an audit of the HOA finances. The audit is required by state law for HOAs with income (e.g., dues) over \$50,000 per year, although it is possible to delay the audit with a vote of the HOA. The audit has been estimated to cost \$7,000. Although the Board feels an audit is appropriate every few years, the Board is confident that our HOA's financials are in good order with oversight by WEB Properties, and that an annual audit is not necessary. As of the Special Meeting, enough votes have been collected to delay the audit. A new vote would be required to delay an audit of the 2016 financials. For further information regarding this issue, please see the Annual HOA Meeting minutes at our website: www.estatesatmeadowwoodiii.com, or contact WEB Properties, Inc. at 509-533-0995.

YTD Financial Report

Year-to-date through November, expenses are \$2,787.92 under the budget of \$40,903 for the same period. The remaining budget is generally expected to be used for snow removal through the end of the year. We have collected income of \$58,335 which is \$2,325 over the annual budget estimate. The overage is generally due to a landscaping refund that is categorized as income. At the end of November, we had \$21,342 in the Operating Account, \$24,630 in the Reserve Account and \$13,530 in the Savings Account. Barring unforeseen expenses between now and year end, we anticipate adding to the Reserve and Savings Accounts.

Thank You Greg Kautz!

Last but not least, the Board would like to recognize outgoing Director Greg Kautz's dedication and hard work for our neighborhood. Among other things, Greg Kautz has personally done much of the maintenance work in the neighborhood and supervised various contractors to ensure quality. Most importantly, we are very thankful that Greg has agreed to stay on in an advisory capacity for issues involving the Townhome section of our neighborhood. The Townhomes have their own category of issues regarding maintenance and our budget, and it is very helpful to have someone represent the Townhome perspective. The homeowners in Meadowwood III are forever in Greg's debt. THANK YOU, Greg.