

Summer Homeowner Newsletter

Estates at Meadowwood III July 2016

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, we have prepared this newsletter. We hope you are enjoying these Summer months.



Ice Cream Social

All homeowners are cordially invited to attend our Ice Cream Social on Thursday, August 18, 6:30-7:30 p.m., in Dan & Terri Schmarr's driveway at 1215 N King James Ln. 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 and the Schmarrs for organizing!

Closing the Gate

Recently we have received several inquiries about having our front gate closed all the time, rather than just at night. Previously the gate was closed, and the HOA members voted to have it open during the day. There are pros and cons to closing the gate. The reasons to close the gate include security and substantiating our claim to having a truly "gated community." Reasons to keep the current schedule include the significant cost of the gate motors (which burn out faster with increased use) and difficulty receiving deliveries. The Board does not have a recommendation regarding closing the gate or keeping the current schedule. This issue will be put to a vote of the homeowners at our Annual Meeting, which is on October 27, 6:00 p.m. at Liberty Lake City Hall. The issue will be included on the ballot associated with the Annual Meeting (mailed before the meeting), so that everyone has a chance to vote on this issue.

Projects

Trees: After November's windstorm, several trees have been replaced in the neighborhood. We were sad to lose some decent-sized trees, but our neighborhood fared far better than many others in the region. Also, we are working on a cost-effective solution for the diseased birch trees along Mission.

Streets: Our streets will be crack sealed again this fall, as winter weather approaches. In accordance with our Reserve Fund Study, we expect to have street sealing done in summer of 2017.

Speeding

Please slow down and stop at the stop signs. Please remind your teenagers and guests to do the same. Our speed limit is 20 mph. Summer allows people to be out walking more, and we have plenty of kids playing outside. Keep us all safe!

Rules and Regulations

Parking: Parking rules can be found in our CC&Rs and in additional Rules and Regulations, which are all posted on our website. Note: Recently the parking rules have been clarified, particularly with regard to street parking and parking in the lot next to the mailboxes.

Feeding waterfowl and/or wildlife: Our community complies with the City of Liberty Lake policy that prohibits feeding of waterfowl (such as seagulls) and wildlife (such as deer).



Grass on Hillsides: It is required that homeowners keep their hillsides maintained in compliance with the City of Liberty Lake ordinance which includes making sure weeds are curtailed and grasses properly trimmed – no higher than 6 inches from May through August.

New Residents

Since last summer, we have quite a few new residents, listed below. We hope you will take advantage of any opportunity to introduce yourselves to our new neighbors and welcome them to our community!

Doug & Joanne Smith, 1506 N Terrace Ln.
Darrell & Marilyn Bafus, 1103 N Dunbarton Oaks Ln.
Dennis & Mary Jo Thompson, 1103 N Lancashire Ln.
Valerie Christiansen, 1525 N Lancashire Ln.
Thuy & Thi Bich Pham & Family, 905 N King James Ln.
Younes, Minoo, & Media Sina, 1003 N King James Ln.
David & Janet Solberg, 1019 N King James Ln.
Martha Roletto & Le Roy Peterson, 1101 N King James Ln.
Mike, Lorri, & Patrick Reilly, 1313 N King James Ln.
Ken, Marie, Brayden, & Andrea Hamilton, 1503 N. King James Ln.



Open Board Position

Each year at our Annual Meeting a Board position is available with a 3-year term. The term begins immediately after the meeting. The Board is comprised of three elected members, currently Remy Newcombe, Steve Wampler, and Jerry Brown. We also currently have an ex-officio, appointed Secretary/Treasurer, Terri Schmarr. This year Remy will rotate off the Board, having completed her 3-year term. The Board is primarily responsible for establishing policy and providing oversight and direction to our management firm, WEB Properties. WEB is responsible for advising the Board, administering the CC&Rs, and managing the business affairs of the Association. The Board generally meets four times per year and communicates, as necessary, via e-mail. Please consider volunteering for the Board. If you are interested and/or have any questions, please contact us at em3hoa@webproperties.com.

2016 Budget

Year-to-date through June, expenses are \$28,083.73, which is \$2,323.73 below budget for the same period, primarily due to outstanding homeowner dues. The overage is primarily due to snow removal/deicing and timing of landscaping expenses. We have collected income of \$55,409.00, which is \$2,014.00 under the budget estimate. At the end of June we had \$32,718.54 in the Operating Account, \$36,804.99 in the Reserve Account, and \$13,540.04 in the Savings Account. Barring unforeseen expenses between now and year end, we anticipate adding to the Reserve and Savings Accounts.

Thank You!

We appreciate the efforts made by our Homeowners to maintain their properties and comply with the CC&Rs. We all benefit by keeping our property values as high as possible. We encourage everyone to continue to check the CC&Rs prior to various works and activities at their properties, such as painting, solar panels, fencing, decks, etc. If you have a question about whether an activity complies with our CC&Rs, please ask!

Questions may be directed to: WEB Properties, Inc. at 509-533-0995 or em3hoa@webpropertiesinc.com; information can also be found at our website: www.estatesatmeadowwoodiii.com.