



ESTATES AT MEADOWWOOD III HOA

SUMMER NEWSLETTER JUNE 2015 VOLUME 6, ISSUE 1

Ice Cream Social on Saturday July 11th:

The Community Outreach Committee (COC) is planning an Ice Cream Social on Saturday, July 11th from 6:30 p.m. - 7:30 p.m. at the home of Dan & Terri Schmarr at 1215 N. King James Ln. Ice cream sundaes are on the menu this year! Come and join in the fun in an informal front yard setting while meeting new neighbors and reconnecting with others. Please watch your email, the website, and the community message sign board by the mail boxes for information.



Speeding:

Please slow down and remind your teenagers and guests to do the same. Our speed limit is 20 MPH. Also, please stop properly at the posted stop signs. The nice weather allows people to be walking more and kids playing outside. Keep us all safe!

Projects:

Drainage collars have been placed around the storm drains and in addition to that, the drains will be cleaned this summer. Two boulders were placed by the exit gate to thwart attempts to drive golf carts around the gate by non-residents when our gates are closed. A birch tree was replaced this spring on Mission Avenue and a sprinkler monitor was installed to regulate water use and save money on our water bill for the common areas.

New Residents:

Since last summer, we have had 10 new residents (four homes) join us. They are: Ed & Carolyn Knott @ 1113 N. Dunbarton Oaks Ln, Mark & Angie Simmet & family @ 1405 N. King James Ln, Robert & Valerie Hrivnak @ 1017 N. Lancashire Ln. and Gary & Marisa Intinarelli @ 1109 N. Dunbarton Oaks Ln. We hope you will take advantage of any opportunity to introduce yourselves to these new residents and welcome them to our community.

Grass on Hillsides:

It is required that homeowners keep their back hillsides maintained in an appropriate manner in compliance with the City of **Liberty Lake Ordinance #85** which includes making sure weeds are curtailed and grasses appropriately trimmed; no higher than 6 inches from May through August.

Parking:

Since the weather is hot and outdoor activities are on-going, we would like to remind everyone of our parking policy, found at "3.5.6 Parking" in our CC&Rs:

"No commercial-type trucks, campers, trailers, motorhomes, boats or motorcycles shall be parked or permitted to remain on any Lot, unless the same is stored or placed in a garage. No such vehicles shall be parked overnight on any street adjoining any Lot; provided that such vehicles belonging to guests may occasionally be so parked. No motor vehicles, inoperative for reasons of mechanical failure, shall be parked and/or stored on any Lot or in the street right-of-way for more than seventy-two (72) hours."

2015 Budget:

A summary of the 2015 budget can be found on our website at www.estatesatmeadowwoodiii.com. As of April 30, 2015, we have \$24,625 in the Reserve Account, \$13,518 in the Savings Account, and \$36,688 in the Operating Account. Our income from dues is currently \$6,456 below estimates primarily due to residents opting to pay their annual dues in two installments. Our year-to-date operating expenses are \$1,077 below estimates, primarily due to lower than anticipated snow removal costs. It is the intention of the Board to add at least \$10,000 to the Reserve Account this year in anticipation of larger expenses in years ahead. An example of a major expense coming up will be to reseal our streets. For more information on expected upcoming major expenses, a copy of the Reserve Study can be found in the Budget section of our website.

Open Board Position:

A three-year term, Board position will be open as of the Annual Meeting in October. The term will begin immediately after the Annual Meeting. The Board is comprised of three elected members and an ex-officio, appointed secretary/treasurer. One member rotates off the Board each year unless he/she wishes to be re-elected for another three year term. The Board is primarily responsible for establishing policy and providing oversight and direction to our management firm. The management firm, WEB Properties, Inc., is responsible for advising the Board, administering the CC&R's and managing the business affairs of the Association. The Board meets only four times a year on average and communicates, as necessary, via phone or e-mail. Please give this some consideration. If you are interested in having your name placed in nomination, please let us know by September 14. You can notify us of your interest at em3hoa@webproperties.com.

Email change & How to Contact your Board of Directors:

If you haven't already done so, please update your information and send emails to em3hoa@webpropertiesinc.com. You can also find this email on our HOA Website at estatesatmeadowwoodiii.com. We are not using the following email address: info@estatesatmeadowwoodiii.com so please **delete** from your contact list.

The Association Board of Directors is comprised of volunteers elected to serve three-year staggered terms of office. The current Board members are Remy Newcombe, Greg Kautz and Steve Wampler. Terri Schmarr serves as Secretary/Treasurer in an ex-officio capacity. Information about our neighborhood, budget, Board minutes, CC&R's, and other general information can be found on our website: www.estatesatmeadowwoodiii.com.

Homeowners wishing to contact the Board to ask questions, to request consideration, to report non-compliance, to identify neighborhood needs, or to make suggestions, should direct communication to:

MEHOAIII

c/o WEB Properties, Inc.

P.O. Box 21469

Spokane, WA 99201

Phone: 509-533-0995

Email: em3hoa@webpropertiesinc.com

Thank you!!!!

We appreciate the effort made by our Homeowners to maintain their properties and comply with the CC&R's. With very few exceptions, a drive through the neighborhood confirms that people really care about where they live and work hard to maintain it in a fashion we can all be proud of. In the end, 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 on their homes and other activities, including painting, fences, decks, etc. If you have a question about whether an activity complies with our CC&Rs, please ask!