

## ESTATES AT MEADOWWOOD III HOA

# LATE SUMMER NEWSLETTER AUGUST 2014

### **ANNUAL MEETING**

The Annual Estates at Meadowwood III HOA meeting has been scheduled for **Wednesday, October 22, at 7:00 p.m. at the Liberty Lake City Hall**. The agenda will include a status report of our financial position, a report on projects completed this year, a report on projects anticipated for next year, a report on new rules and procedures adopted by the Board, and the election of one position to the Board. In order to elect a Board member and conduct business, a quorum is required. At least 38 properties must be represented either by attendance at the meeting or by proxy. Please plan to attend the meeting, cast your vote by mail if asked, or give your proxy to the Board or someone who plans to attend the meeting. An agenda and financial information will be mailed to every homeowner near the end of September.

### **OPEN BOARD POSITION**

A three-year term, Board position will be open as of the Annual Meeting. The term will begin immediately after the 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 15. You can notify us of your interest at [em3hoa@webproperties.com](mailto:em3hoa@webproperties.com).**

## **CURRENT FINANCIAL PICTURE**

As of August 1, 2014, our receipts for the year are in line with the budget. Our expenditures, however, have exceeded budget projections in several areas due to uncontrollable events. Our snow removal costs for 2014 have already exceeded the amount budgeted by \$800 with November and December still ahead of us. Due to extremely cold and icy conditions, we were forced to apply sand to the hills on several occasions in January and February. As a result, it was necessary to have the streets swept this Spring at a non-budgeted cost of \$1100. Two of our White Bark Birch trees along Mission were attacked by an infestation of beetles before we could get them treated. The cost of removing and replacing the dead trees will be approximately \$750. Finally, nearly half of the landscape lighting installed about four years ago had become damaged/broken to the point where they needed to be replaced. Rather than replace these with a similar fixture, the Board made the decision to replace all of the fixtures with more robust, heavy-duty LED fixtures which are more suitable for a commercial type application and which we believe will be more cost effective in the future. The cost of this repair/replacement was approximately \$1600.

We are hopeful that under-expenditures in other areas of the budget will help to cover the additional costs itemized above. We still have \$10,000 in savings to act as a contingency fund in the event overall costs exceed the budget. We still intend for all of the annual dues increase this year be placed in the Reserve Fund. We also hope, that as homeowners, you can appreciate that “stuff” happens that you don’t plan for. Our development is now almost twelve years old and needs more attention now than was necessary when everything was new.

As of the end of July, we have \$29,899 in the Operating Account, \$10,007 in the Savings Account, and \$22,398 in the Reserve Account. We just received the first landscape maintenance bill (\$5,066) for April through July so it is not reflected in the figures above. We can expect the August through November bill to be similar.

## **PROJECTS**

In addition to the projects identified above, we have received bids to seal cracks in the street asphalt and replace a section of sidewalk which is the responsibility of the Association. These will be completed within the next several months. We are hoping that no other “surprises” pop up between now and the end of the year. These two items were planned for and budgeted. Both are Reserve Fund expenditures.

## **SATELLITE DISHES, SOLAR PANELS, PODS**

As a direct result of inquiries about these three items, the Board is considering a set of guidelines to supplement the CC&R's. We intend to develop more specific procedures, specifications, and/ or rules which will provide more direction than the current language. We also need to address current Federal and state laws regarding satellite dishes and solar panels. The CC&R's give the Board the authority to develop these as long as they do not materially change the intent of the CC&R's. As they are adopted by the Board, they will be communicated to all homeowners.

## **COMMUNITY OUTREACH COMMITTEE**

Nice hot weather and good conversation was enjoyed by those who attended the Ice Cream Social in July. Special thanks to Denise, Pat, Teri, Pam, Linda, and Karol 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!!!!

## **NEW RESIDENTS**

Since last Summer, we have had twelve (six homes) new residents join us. They are: Duane/Gayle Carlson (1407 N. Dunbarton Oaks); Chris/Mandy Berner (1105 N. King James); Mike/Betsy Frame (1101 N. King James); Steve/Laurie Wilson (909 N. King James); and Doug/Linda Heyamoto (1009 N. Lancashire). We hope you will take advantage of any opportunity to introduce yourselves to these new residents and welcome them to our community.

## **THANK YOU !!!!!!!**

We very much 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.

## **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 Remi Newcombe. Teri 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](http://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](mailto:em3hoa@webpropertiesinc.com)**