

Estates at Meadowwood III Winter Homeowner Newsletter February 2017

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 has helpful information for you.

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.



Anja and Alex Newcombe shown playing in snow cave built by their Mom, Remy.

2016 Annual HOA Meeting

The 2016 Annual HOA meeting was held on October 27, 2015 at Liberty Lake City Hall. In addition to Ballots and Proxys mailed in before the meeting, a Quorum was established at 47 total votes with residents in attendance. The meeting included a financial report, and a summary of this year's activity.

The Board is pleased to welcome resident David Wyatt as our newest Director for a 3-year term. The Board of Directors are: Jerry Brown, President. Steve Wampler, Vice President and David Wyatt Director. Terri Schmarr serves as a non-voter member as the Secretary/Treasurer.

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 over \$7,500. 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 this date 53 votes have been collected to delay the audit. A new vote would be required to delay an audit of the 2017 financials. For further information regarding this issue and the summary of last year's activities, please see the Annual HOA Meeting minutes at our website: www.estatesatmeadowwoodiii.com, or contact WEB Properties, Inc. at (509)-533-0995.

2016 YTD Financial Report - For the Fiscal Year ending December 31, 2016, the HOA collected \$60,824.00 in Total Income, which is \$3,310.00 below the budget estimate of \$64,134.00. As of December 31st, 2016, there were \$3,649.02 in Outstanding HOA Dues, Late Fees, Interest, Lien Filing Fees and CC&R Violations made up of 3 homeowners. 2016 Year-End Total Expenses were \$50,908.92, which is \$5,328.92 above the budget estimate of \$45,580.00. This is primarily due to an overage in snow clearing expenses for the year.

Dues Payment Schedule

Our 2017 HOA Dues are \$872 a year and payment was due on January 31. However, Homeowners have the option to split the payments in half and pay \$436 by January 31st and the balance of \$436 before July 1, 2017.

Please don't feed Wild Life or Water Fowl

Our neighborhood complies with the City of Liberty Lake policy that prohibits feeding wild life (such as deer) and water fowl (such as sea gulls).

WEB Properties Contact Information

Please note the following information to contact our property management company, WEB Properties, with any questions you may have: Our HOA Manager is Eric Lundin at 509-533-0995 (this is a 24 Hour Hotline) or email eric@webpropertiesinc.com. You may also contact Eric and the Board of Directors through our Estates at Meadowwood III HOA Website at www.estatesatmeadowwoodiii.com

Looking forward to Spring

After this long winter, we are all looking forward to spring and flowers! If anyone has questions about landscaping or home updates, please contact WEB Properties to ensure your projects will comply with our CC&R's. Thank you!

