

SPRING HOMEOWNER NEWSLETTER

in a continuing effort to keep you informed regarding upcoming events, projects, and issues which impact our quality of life, property values, and the daily operation of our neighborhood, we have prepared this newsletter. We hope it is helpful information as we approach the summer months.

2014 BUDGET

A summary of the 2014 budget can be found on the website at www.estatesatmeadowwoodiii.com. As of March 31, 2014, we have \$22,386 in the Reserve Account, \$10,002 in the Savings Account, and \$27,210 in the Operating Account. Our income from dues is currently \$5,614 below estimates primarily due to the number of residents opting to pay their annual dues in two installments. Our expenses, to date, are \$1850 above estimates primarily due to our snow removal costs this past winter. We budgeted \$5000 for snow removal/deciding and have essentially spent all of it with November/December 2014 still ahead. It is the intention of the Board to add at least \$10,000 to the Reserve Account this year in anticipation of larger expenses "down the road". A copy of the Reserve Study can be found in the Budget section of the website for those interested. The major expense coming up in a couple of years will be to reseal the streets.

PLANNING OUTSIDE PROJECT THIS SUMMER?

If you are planning to paint the exterior of your house, replace concrete, add to a deck, or install a fence, make sure to review the CC&R's before starting. As a general rule, repainting with the same color or replacing concrete with the same finish, does not require prior approval. Fences, decks or other forms of new construction do require prior approval. If in doubt, be sure to contact WEB Properties, Inc. to discuss your project(s).



COMMUNITY OUTREACH COMMITTEE

The COC is planning to host several social events again this year for residents to reconnect, make new connections, welcome new neighbors and enjoy conversations in an informal atmosphere. The first planned event is an ice cream social. (see flyer on page 3)

Watch your e-mail, the website, and the community sign board by the mailboxes for more information regarding the activities of this group.



As the weather improves and summer approaches, more and more children in our community will be playing outdoors. Please be reminded the **speed limit** in the community is **20 miles per hour**. We plead with you to observe this limit so that we do not have a tragic accident.

Please also be advised that, for liability and safety reasons, skateboarding is not allowed on our private streets.

LANDSCAPE MAINTENANCE

The Board has engaged Haase Landscaping Services to maintain the common area, townhome area and drainage swales this year. Friday will be the day they are working in the community.

Homeowners are reminded that the CC&R's define landscaping as the planting of sod, grass seed, flowers, shrubs, or trees and the placing of bark, decorative rocks or other such similar material on exposed ground. Keeping all grass, plantings, and ground covers in good condition is appreciated.

It is also required that the back hillsides be maintained in accordance with Ordinance #85, City of Liberty Lake. This includes making sure that the bare ground is covered, weeds are curtailed, and grasses are maintained at no higher than six inches in height during the months of May through August.

MAINTENANCE AND REPAIR ACTIVITIES

No major maintenance and repair projects are planned this coming year. To date we have had the streets swept of sand/gravel that accumulated during the winter, the common areas have had their Spring cleanup and the trees have been sprayed for insects. As the weather warms we will be sealing cracks in the streets, replacing broken/cracked sidewalks, installing concrete "dams" around the drainage grates in the swales, and planting flowers at the entrance. Sealing cracks in the streets is now an annual activity in an effort to preserve our streets for as long as possible. Sweeping the streets each Spring will likely become an annual expense as well for the same reason.

PARKING 3.5.6

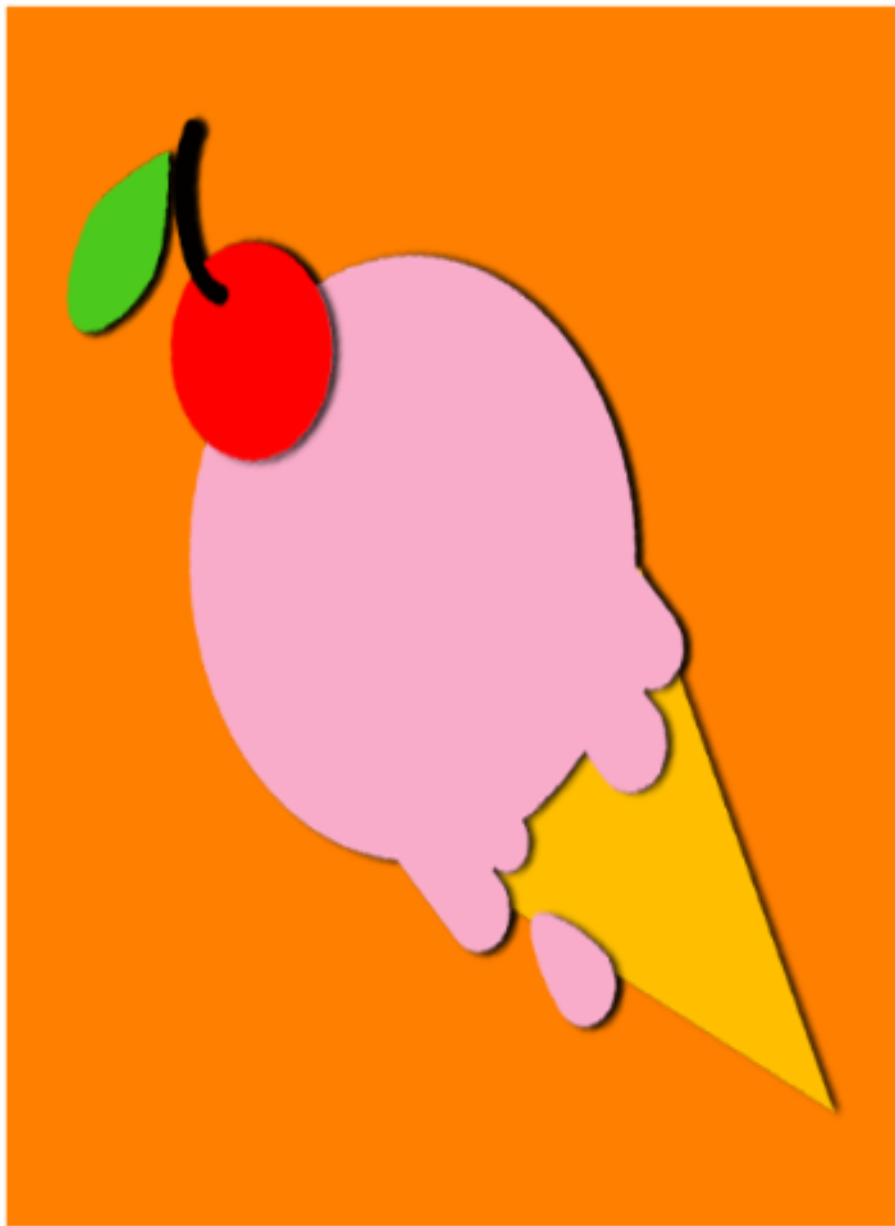
Residents are reminded that no commercial-type trucks, campers, trailers, motorhomes, boats, or motorcycles shall be parked or permitted to remain on any lot, unless the same is stored or placed in a garage. No such vehicles shall be parked overnight on any street adjoining any lot; provided that such vehicles belonging to guests may occasionally be so parked. No inoperative motor vehicles for reasons of mechanical failure shall be parked and/or stored on any lot or in the street right-of-way for more than 72 hours. Thank you for your cooperation!!!!

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 Remy Newcombe. Terri Schmarr serves as Secretary/Treasurer in an ex-officio capacity.

Homeowners wishing to contact the Board with questions, to request consideration, to report CC&R non-compliance, to identify neighborhood needs, or to make suggestions should direct communications to;

MEHOAIII c/o WEB Properties, Inc.
P.O. Box 21469
Spokane, WA 99201
Phone: 509-533-0995
E-mail: em3hoa@webpropertiesinc.com



COMMUNITY
OUTREACH
COMMITTEE

ICE
CREAM
SOCIAL

DATE: Saturday, July 12, 2014

TIME: 6:30 - 7:30 P.M.

PLACE: 1215 N. KING JAMES LANE