



HELLO HOMEOWNERS -

It's been a hot summer here in Liberty Lake. Thank you all for keeping up your landscaping in spite of the drought. We know it has been tricky to practice water conservation along with planning adequate watering to keep our lawns green. Don't forget those pesky weeds that crop up between cracks in your driveways and where the sidewalk meets the street. If left to their own devices, they will continue to grow and rupture the cement.

Some of you may have received reminder letters from our property management company, for CCR infractions. We hope you view these letters in the right spirit, we are simply letting you know of any problems to correct. Together we will keep our development as beautiful as it has always been and protect our home values.

Please visit our website: meadowwoodglenhoa.com. We will post agendas, minutes, reports, and pictures of our area. If you have good pictures you would like posted you may send them to Gil at the web site.

FINANCIAL REPORT

As we discussed in our previous financial report, your HOA Board has been focused on getting our Reserve Account, an account that can only be used for large capital items, to a level sufficient to fund future road repairs. Our goal for 2015 is to have an account balance of \$22,000 which we believe will put the HOA on track to meet future capital/road funding needs. As of June 30, 2015, the account balance was slightly over \$19,000. Over the next six months, \$500 per month will be deposited into the account in order to reach our annual target.

For our current year operating budget, everything looks on track. We are happy to report that all HOA members paid their dues this year and therefore we have no delinquencies.

SUMMER UPDATE

The summer of 2015 has been busy with a variety of activities.

Fencing: Our management firm has been assisting a number of residents in finding contractors for fence repair as well as replacement.

Water Control: We have been updating and repairing mechanical systems to better control water flow in common areas.

CCRs: Approval of planned house painting plans and friendly reminders of various CCR violations has been ongoing this summer.

Entry Sign: Although this has taken longer than expected, the new sign at the Sharp entrance should be installed soon.

HOUSE PAINT ~ IMPROVEMENTS

Reminder: Looking to repaint your home exterior? This is a friendly reminder that before you paint, you must submit swatches of your paint colors on the architectural review form (available on this website). You will be contacted quickly with an answer.

Our CC&Rs require that homes be painted in earth tone colors or shades of white. This will contribute to an overall community image that is readily identifiable as a high quality development.

Other home improvements that may alter the landscape of your property should also be submitted on an architectural review form (such as sheds, swimming pools, ball courts, etc.) We appreciate those who have been complying with this procedure.