



**FENCING UPDATE**

Care and appearance of our streets and homes is a most important component of our HOA by-laws. The issue of aging fencing, especially along the entryway to our development, arose during our last annual meeting. The board has discussed this issue during the last few months and arrived at a solution we will bring to the homeowners at our next annual meeting. We believe that it would better fit our development if the aging fences were eventually replaced with vinyl fencing. We have taken and will take the following steps in the coming months to present this idea to each of you.

1. We have revised all by-laws related to fencing (draft form). Our management firm and their attorney are presently reviewing them.
2. We will send you a draft of that language with our specific recommendation this fall for your suggestions and an eventual vote.
3. You will be asked to vote yes or no on these revisions at our *Annual Meeting* in December/ January.
4. We have notified fence owners on the streets entering our development that their fencing needs repair. We have also notified them that if they are thinking of replacing the fencing in the near future, to not replace them with wood until our association has taken a vote on the revised by-laws.

Hello MeadowWood Glen Homeowners! And for new owners – *Welcome to our neighborhood!* The Board has been busy working on issues that impact our development. We appreciate the input received from homeowners that has helped guide our ideas and decisions. We wish you all a great summer of green lawns, no smoke, and lots of fun.

**FINANCIAL REPORT**

The financial state of the HOA is strong. As it relates to the HOA dues for the first half of 2016, there are no delinquencies. Thanks to all of you for your attention to this matter. Please note that the second half of the HOA dues, \$216.50, needs to be paid by the end of August if you did not already pay the entire balance earlier in the year.

As it relates to our present year operating expenses, everything is on track relative to the budget. While the year is young, the HOA board expects to come in at or under budget.

*Capital Update* - Over the past two years the HOA board has increased dues, and allocated savings, towards the HOA's Reserve Account. The Reserve Account is an account that can only be used for large capital items, such as the repair and replacement of HOA-owned streets and sidewalks. As of April 30, 2016, the HOA has \$28,336.63 in the reserve account. Now that we have sufficient funding, the Board has decided to proceed with the first capital project. That project will repair or replace selected failing sidewalks. This project will take place this summer, and is estimated to cost between \$8,000 to \$9,000. The second project, which will take place in the summer of 2017, will focus on filling in cracks and applying seal coating to our roads. This project is estimated to cost approximately \$30,000. Thanks to all of you for your support of the Reserve Account. Absent the increased funding, these important projects would not be possible.

**HOUSE PAINT ~ IMPROVEMENTS**

Thank you to everyone who has submitted paint swatches using the architectural review form (available on this website).

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. To assist you, here is a definition of earth tones as it relates to house paint colors:

*Earth tone* is a color scheme that draws from a color palette of browns, tans, warm grays, and greens. The colors in an earth tone scheme are muted and flat in an emulation of the natural colors found in dirt, moss, trees and rocks. Many earth tones originate from clay earth pigments, such as umber, ochre, and sienna.

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.