
NEWSLETTER

The Estates and MeadowWood III Homeowners Association

Reminders ...



Service Providers: Have you had a good experience with a service provider or contractor? Let us know! Email Jenny Harvey-Hernandez with the provider name, type of job completed, and contact info. We'll compile the list and spread the word!

Parking Restrictions: Boats, trailers, RVs and other vehicles must not be parked on streets overnight, per CC&Rs section 3.5.6. Please park these vehicles directly in front of your home.

Your Contact Info: Has your contact info changed? Please submit changes to Holly Waggoner at holly@wpispo.com

A Message from Your HOA Board

As your 2023 Board of Directors, we're privileged and excited to serve our neighborhood's needs for the coming year and beyond. The actions and decisions that we make are in service of three primary goals:

- **Protect and promote the safety of our neighborhood.** The safety and welfare of our residents is our primary concern, and we pledge to explore security measures at our gated access points and other areas of our neighborhood exposed to potential threats. We will keep the common areas clear and safe for resident and guest access.
- **Make informed choices to support and increase your property value.** Our neighborhood and your personal property are among your most valuable assets. We are committed to overseeing maintenance of common areas and making careful financial decisions that ensure our neighborhood has enough cash and reserves to keep common areas looking great. Our HOA Covenants, Conditions and Restrictions (CCR's) are in place to make sure our community looks appealing and welcoming to all current and prospective residents. The decisions we make today will support our overall vision for the future.
- **Provide and instill a sense of community.** A unique benefit in living here is that you have the opportunity to know your neighbors and to be involved in our community. We're committed to planning social and recreational gatherings to further engage our residents.



Contacts

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HOA Secretary: Jenny L. Harvey-Hernandez
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HOA Treasurer: Greg Kautz
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WEB Properties: Holly Waggoner
holly@wpispo.com

Community Website:
estatesatmeadowwoodiii.com

WEB Properties Website:
webpropertiesinc.com

We encourage you to participate in these events.

We are your neighbors who care about what happens in our community. We are willing to dedicate our time to ensure that our community is the best possible place to live. Should you have any questions or comments to share, please reach out to any one of us or through our management company, WEB Properties. We're looking forward to a great year!

Doug Heyamoto, HOA President
Jenny Hernandez, HOA Secretary
Greg Kautz, HOA Treasure

Meet Your New Board Member, Greg Kautz

I'm Greg Kautz, your newest member of the HOA Board. I appreciate your support and the opportunity to serve. I previously served as the Vice President eight years ago. I have lived in The Estates since 2004 so I've seen not only large changes in our development, but in the community of Liberty Lake as well.

I am married to Stephanie (Benefield) and although we are "mature citizens", she is modern thinking and kept her name, thus explaining the different last names. Stephanie has retired but makes me continue to work. We have two very spoiled dog-children, Mitzi and Phoebe that are both rescue dogs. I grew up in the Spokane Valley and graduated from University HS.

I have substantial experience and knowledge in construction, which is why I felt compelled to be on the HOA Board. I owned a successful business for many decades and am currently the Superintendent for Gordon Finch Homes, Inc. I deal first hand with both homeowners and subcontractors and I feel my skills are transferable to our HOA. I have the ability to problem solve and hopefully that will be beneficial to all.

Traffic Safety

Please drive carefully through the neighborhood and obey the speed limit signs. White stop lines have been painted at the stop signs on North Lancashire and North Dunbarton Oaks to help improve pedestrian and auto safety.

Social and Recreation Committees

All homeowners should have received a survey by email requesting your interest in various social and recreational activities. The purpose of the survey is to help prioritize those activities that have the most interest among our residents, and to seek volunteers to lead and plan those activities. If you haven't had a chance to return the survey, please do so by April 14. We appreciate and value your input!

Town Home / Common Area Landscape, Lawn Maintenance, and Snow Plowing Service Contract

The Board has signed a contract with Inland Lawn Maintenance to provide landscaping, lawn maintenance, and snow plowing services for the town homes, HOA common areas and roadways. This is a change from our previous vendor, C & C Yard Care. We were diligent in their selection and received excellent referrals and recommendations for their professionalism and supervision policies. They've assured us that their work will exceed the quality and performance that we're expecting, and that we'll see a noticeable difference in the curbside appearance from the work done by our previous vendor. As the summer months progress, please reach out to us with your comments on their service.

Exterior Landscape and Maintenance

Our HOA Covenants, Conditions and Restrictions (CCR's) require that we, as property owners, keep our exterior grounds and home exterior in good condition and repair. The intent is to help prevent individual property from falling into disrepair and could potentially "create a dangerous, unsafe, unsightly, or unattractive condition, or so as to damage adjoining property or facilities".

Beginning this Spring, we will conduct a neighborhood "walk" of all of the homes in the HOA, focusing on landscaping, hillside maintenance, painting, roofing, and similar outside features. Please note that this does not apply to town home properties, as maintenance work is performed by our common area landscape vendor. Following the walk, we will report back to property owners with any needed corrections and / or repairs.

Keeping our personal property and home in the best condition possible is imperative in maintaining a sustainable neighborhood into the future. Thank you in advance for helping to keep our community looking beautiful!

If you see us walking by, please come and say hello, particularly if we haven't yet met!

For more information see CCR Section 3.5.2 "Exterior Maintenance: Owner's Obligation" on our HOA website www.webpropertiesinc.com.

Upcoming Spring Projects

- The mailboxes at the front entrance have become worn and rusted over time. Replacing them is cost prohibitive, but we are planning to have them painted and any damaged hardware replaced. We'll notify you when the work can be scheduled.
- The asphalt crack sealing completed last fall is failing in some areas and will be re-sealed in the coming months. You will receive a notice prior to the work commencing.

HOA Summer Social a Huge Success!

The HOA Summer Social was held on Aug 27, 2022 at the home of Dale and Linda Mohlenhoff. It was a great event with over 70 residents, families, and friends attending. The perfect weather allowed everyone to meet new friends and neighbors. Thanks to the families who donated food and beverages, and to those who brought snacks and set up the games. Thanks also to Grand Avenue who played rockin' music for everyone's entertainment. We are looking forward to another great event this year, and we hope you enjoy the photos from last year's event!



