

NEWSLETTER

The Estates at 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 information changed? Please submit changes to Nathan Perri at nathan@wpispo.com

Message from the Board of Directors

As 2023 comes to a close, we wish to offer our thanks and appreciation to our neighbors and families who have contributed to keeping our community safe, prosperous, and financially strong. We are happy to have accomplished many of the goals we set forth this year, and with your continued guidance will strive to improve our neighborhood even more going forward into 2024. Some of the highlights of 2023 include:

- HOA Summer Social held on August 27, 2023
- Social and Recreational Participation Survey
- HOA Operations Participation Survey
- Approval to develop an HOA Directory
- Common area and townhome landscaping / maintenance service revisions
- Holiday House Lighting Challenge.

2024 will feature other events and activities to further promote social engagement within our HOA. We encourage all of you to participate in any way you feel comfortable. Your input will make a difference. Cheers to having a safe and prosperous New Year!

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

Winter Traffic Safety:

Please drive carefully through the neighborhood during snowy and icy conditions. Snow plowing will occur once the snow accumulation reaches 2-3 inches. De-icing liquid will be utilized at the main gate entrance and street hills when freezing conditions are predicted. Residents who have rubber curb ramps at their driveways are asked to mark each end of their ramp with reflective safety cones or posts. The snow plowing vendor will do their best to avoid damaging the ramps.

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Community Website:

estatesatmeadowwoodiii.com

WEB Properties Website:

wpispo.com

Meet Your New Board Member Scott Kooima

My wife Barb and I moved to the Spokane area 5 ½ years ago, living in the valley while our home in The Estates at MeadowWood was being built. We have lived in the neighborhood for just over four years. My wife and I are graduates of Montana State University in Bozeman (Go Bobcats!) where we both grew up. We have been fortunate to live in the PNW, or close to it, our entire lives. I like to say we are from Montana by way of Portland, OR and Moses Lake, WA.



While I am an IT professional that has performed many different roles throughout my career, most recently as a Software Developer, Barb has always been a teacher and currently works in the Central Valley School District. In my spare time you can find me on the golf course or in the garage building something. Getting e-bikes for Christmas last year has allowed us the opportunity to ride all over Liberty Lake (and makes it easier to get up the Dunbarton Oaks hill!). I am also the director of the Liberty Lake 3 on 3 Youth Basketball Tournament. While living in Moses Lake, I served on our local HOA board for three years. I enjoyed making sure the neighborhood we live in is well taken care of. I look forward to doing that here as well.

**HOA Summer Social**

Our neighborhood social was held on August 27th at the home of Dale and Linda Mohlenhoff. Many thanks to them for hosting again. It was another great summer event with 70-80 neighbors, families, and children. Greg Kautz cooked up dogs and brats. Snacks and drinks were

donated by Jenny Hernandez. Shopping was done by Linda Mohlenhoff and Stephanie Kautz. Pat Skattum created the poster graphics, and many neighbors helped with setup and cleanup. Thanks also to Grand Avenue who once again played rockin' music for everyone's entertainment. Check out the photos on the last page of the newsletter!

Social and Recreation Participation Survey

A survey to gauge interest in participating or planning social and recreational activities was sent to all HOA property owners on April 21, 2023. Eighteen percent of the homeowners responded to the survey. Some of the key interest areas included cards / games, dinner / wine, summer social, golf, hiking, and pickleball. Although there were no individuals who volunteered to lead these events, your input was greatly appreciated and will be used to help guide new activities in 2024.

HOA Operations Participation Survey

A survey to gauge interest in participating or becoming a committee chair for various business and management activities was sent to all HOA property owners on November 13, 2023. Sixteen percent of homeowners responded to the survey. Some of the expressed interest areas included finance, common area maintenance, architectural review committee, and social media / communication. Although there were no volunteers to lead the committees except for the architectural review committee, your input will be used to reach out to those who indicated personal interest.

HOA Directory Development

The Board approved the establishment of a directory of HOA property owners. The directory will be a cloud-based information platform accessible to all homeowners. The platform is called Directoryspot.net and will include property owner information as well as a means to communicate with other neighbors, share vendor recommendations, post events, activities, and individual notices. Participation in the directory is strictly optional, and we will respect all those who choose to keep their personal information confidential. Thanks to Bob Skattum for researching the best option for our HOA. He and Linda Mohlenhoff will gather information from homeowners to create the initial data base.

Common Area and Townhome Landscaping & Maintenance Service Revisions

The Board made a change to a different vendor for the maintenance and care of the common areas and townhome properties. Inland Lawn Maintenance was hired in the early Spring and has since done a great job of mowing, edging, pruning, cleanup, and providing oversight of their work. We were diligent in their selection and received strong referrals and recommendations for their professionalism and supervision policies. Thanks

to all of you for your patience in working through the issues of last year. We're looking ahead to their continued high level of service in 2024.



Holiday House Lighting Challenge

The First Annual Holiday House Lighting Challenge resulted in a beautiful display of stunning lights and decorations including snowmen, icicles, singing bells, deer, candy canes, and even an Elf sighting! We're pleased to announce that this year's **Judge's Choice Award** goes to: **DALE & LINDA MOHLENHOFF, 1021 N. LANCASHIRE LANE!**

Additionally, there were other outstanding homes that were just as brilliant and captured the festive spirit of the holiday season:

- Wyatt Family, 1209 N. King James Lane
- Collins Family, 1301 N. King James Lane
- Larsen Family, 1103 N. Lancashire Lane
- Lynn Family, 1217 N. Lancashire Lane
- Lenz Family, 1205 N. Dunbarton Oaks Lane
- Albright Family, 1213 N. Dunbarton Oaks Lane
- Martin Family, 1301 N. Dunbarton Oaks Lane
- Clancy-Peters Family, 1321 N. Dunbarton Oaks Lane.

Thanks goes out to Jenny Hernandez and Linda Heyamoto for organizing the event, Alexander Hernandez for providing the poster graphics, and a group of young but eager judges made up of neighborhood children and grandchildren. It was a chilly night for them, but they loved the holiday atmosphere!

All of the decorated homes brought joy and strengthened our sense of community. Thanks to all who participated and we look forward to an equally exciting event next year.



Photo Gallery - HOA Summer Social Event 2023

