

March 2011

Fieldstone Meadows

Homeowner's Association Newsletter

Why do we have to pay dues?

We live in a subdivision of Meridian. There are 240 homes in our subdivision. The homes were built between 1993 and 1998 by a real estate developer. Our subdivision is 18 years old. Subdivisions started being built in the US in the 1800's. They were a way to create housing, usually around farm areas.

A homeowner's association (HOA) manages our subdivision. Government incentives and the preference for architectural uniformity made HOAs popular starting in the 1960's.

Our subdivision was built with grass covered retention areas to hold excess storm water as well as a fully landscaped park and front entrance. Since these landscaped areas serve multiple residences, they are designated as 'common' areas, which required the creation of the HOA to manage them.

Dues are paid by each homeowner to cover the expenses of maintaining the common areas. Landscaping, and management are our largest expenses. We are required to pay insurance for these common areas. We need to water and maintain the landscaping. Electricity is required to light the sign and run the sprinkler system. The manager takes care of the accounting, does the taxes, and takes care of association business. This requires a management fee, telephone and office supplies. The creation of newsletters, invoices, statements and violation letters require printing and postage expenses.

Homes with irrigation have additional costs including water and system maintenance.

The annual picnic is paid for by the HOA.

ANNUAL MEETING NOTICE

Tuesday, March 22 at 7:00 pm

Where: Ponderosa Elementary School

AGENDA

Review of 2010

Current financial status

Review of 2011 budget and financials
Plans & needs for the coming year

New business

CC&Rs, NNO Picnic, Crime statistics etc...

Questions and suggestions welcome

Three gift certificates will be given away at the annual meeting. Get your ticket when you sign in - (one ticket per home) Homeowner must be present to win.

Directions to Ponderosa Elem School:

From Fieldstone Meadows Subdivision:

Turn Left on Ustick (west) -
Go across the Ten Mile Rd intersection -
Turn left on Naomi Ave and drive into the school parking lot at 2950 N Naomi Ave

The meeting will be in the cafeteria

**THE IRRIGATION MEETING AND BUDGET REVIEW
WILL DIRECTLY FOLLOW THE ANNUAL MEETING**

Delinquent Accounts:

The following homes are PAST DUE for previous years invoices and some have been sent to a collection agency.

2458 W Park Stone Dr
2597 W Park Stone Dr
2602 W Park Stone Dr
2500 W Whitestone Dr
2598 W Whitestone Dr
2479 N Old Stone Wy
2661 N Old Stone Wy
2674 N Old Stone Wy
2779 N Old Stone Wy
2785 N Old Stone Wy
2966 N Old Stone Wy
2601 N Waterstone Wy
2637 W Creekstone Ct
2356 N Maxie Wy
2395 N Leann Wy
2402 N Leann Wy

For those homeowners not turned over to a collection agency yet - if you would like to set up a monthly payment plan, please contact the Association Manager at 703-4370.

Homeowners that make consistent monthly payments are *not* subject to finance charges, interest charges or collections.

Visit our Website!

www.fieldstonemeadowshoa.org

You can pay your annual dues online!

CC&Rs, Plat maps, Irrigation Status,
Many useful links and information

Past newsletters are available for viewing
in full color. Click on NEWSLETTERS

Check out our new Facebook Page. Click on the Facebook link on the front page of our website. When you join our Facebook page, you can ask questions of the board or other neighbors, and make comments. You can receive reminders about upcoming events.

Irrigation News

Irrigation water should be turned on some time during the week of April 18th.

Make sure your main valve is turned off before the water is turned on. If you notice any breaks or leaks on the main line, please contact 703-4370 as soon as possible.

Our website is updated when there is going to be a period of time that the water is shut off due to leaks or breaks in the main line.

When too many homes try to access the water at one time, the volume of water in the well gets too low and the pump shuts off. The restart device causes the pump to turn back on 30 minutes after a shut down.

If often the pump seems to not be working when you are trying to water - attempt to water during the middle of the day or night when there are less users on the system.

CONTACT INFORMATION

Fieldstone Meadows

Homeowners Association
PO Box 721 - Meridian, ID 83680

Association Manager: (208)703-4370

manager@fieldstonemeadowshoa.org

2011 BOARD OFFICERS

President:	Rick Tallada
V-President:	Diane De La Hunt
Treasurer:	Dick Kluckhohn
Secretary:	Cristy Stockinger
Architectural:	Jeremy Drescher
	Melissa Delaney
	Kathy Hinshaw

We have two openings on the board. If you wish to attend the next board meeting to see if you would like to become a member, please email the association manager for the date and location of the next board meeting. We would love to have you!

New landscaping company

We have signed a three year contract with Summer Lawns to be our new landscaping company for 2011, 2012 and 2013. They came in with the lowest bid price for the job.

City code information

According to Meridian City Code, quiet time is from 11:00 pm to 6:00 am.

RV's are not allowed on city streets for more than 72 hours.

New Paramedic Station

A new paramedic station is being built at the corner of Ustick and Linder. The station will house one ambulance.

Email addresses

The HOA manager has email addresses for over half of the homes in our subdivision. This email mailing list is used to inform homeowners of current or upcoming events.

For example when the irrigation water is turned on or off for the year. Reminders also go out about the annual meeting, annual yard sale, and annual picnic. To make sure you are on the mailing list, please email your address to the manager at:

manager@fieldstonemeadowshoa.org

Animal Control Information

All dogs in the city of Meridian must get a license each year. There is a leash law for all dogs in city limits. It is unlawful for dog owners to permit their dog to bark, howl or create a disturbance to any neighbor.

If you call with a complaint about a dog, have the address where the dog is located and a description of the dog. If you are calling Animal Control about a dog, you will be required to sign the citation for the dog.

You can reach Brenda to report any animal issues at 888-6678.

Who gets violation letters?

Quite often the association receives phone calls and emails regarding houses that are not in compliance with the CC&Rs. If the house is found to be in violation a letter is generated and mailed to the homeowner.

Most popular reasons for violation letters to be mailed:

Garbage Cans

Garbage cans must not be visible from the street. They must be in the garage, behind the fence or behind a screen.

Trailers and RVs

Trailers must be enclosed or screened from view. Trailers, RVs, ATVs, or any vehicle that is not a car or truck must be behind the fence or stored at another location.

Weeds and unkempt yards

Lawns must be watered, mowed and have weeds removed. Side yards must be rocks that are weed free, concrete slab or lawn.

Fence repair and staining

Fences that have water damage must be cleaned and stained. Example:



Congrats to our Christmas decoration contest winners!

1st Place: 2642 Bridgestone Ct
2nd Place: 2643 N Leann Wy

Thanks to everyone who put up Christmas decorations! They help to make our festive subdivision have a welcoming feel.

What is a proxy?

If you are unable to attend the annual meeting, yet you wish to vote on matters that are being voted upon, you can give the proxy below to a friend, a neighbor, any family member, etc... or mail it to the board so they can vote for you. This is very important to do if you do not intend on attending, because we need a quorum (a certain amount) of 60 homeowners (association members) in order to vote on issues (such as the 2011 budget and dues) as well as voting on improvements (i.e. common area upgrades).

According to article III of our Bylaws, members of the association may vote in person or by proxy. The owner of each lot may, by notice to the association, designate one person (who need not be a homeowner) to exercise the vote for each lot. Each lot gets one (1) vote.

ANNUAL MEETING PROXY

Fieldstone Meadows Homeowners Association, Inc. 90 Day Revocable Proxy

I _____, of _____
name (please print) house number and street address

being a Class A member of the Fieldstone Meadows Homeowners Association, due hereby

appoint: _____ as my proxy to vote in his or her discretion on all
name (please print)

matters subject to a vote of the membership, or in the alternative, pursuant to my instructions for a period of ninety days from the date of signature. In the event my above assigned proxy is not able to attend, I understand a Fieldstone Meadows HOA board member will be assigned to vote on my behalf unless otherwise specified on this form.

IN WITNESS WHEREOF, I have executed this proxy this _____ day of _____, 2011.
date month

Signature _____

You may mail this proxy to the board (FMHA - PO Box 721, Meridian, ID 83680) or have your designated proxy person bring it to the annual meeting and give it to the secretary of the board.

THREE YEAR REVOCABLE PROXY

Fieldstone Meadows Homeowners Association, Inc. Three year Revocable Proxy

I _____, of _____
name (please print) house number and street address

being a Class A member of the Fieldstone Meadows Homeowners Association, due hereby

appoint: _____ as my proxy to vote in his or her discretion on all
name (please print)

matters subject to a vote of the membership, or in the alternative, pursuant to my instructions for a period of three years from the date of signature. In the event my above assigned proxy is not able to attend, I understand a Fieldstone Meadows HOA board member will be assigned to vote on my behalf unless otherwise specified on this form.

IN WITNESS WHEREOF, I have executed this proxy this _____ day of _____, 2011.
date month

Signature _____

You may mail this proxy to the board (FMHA - PO Box 721, Meridian, ID 83680) or have your designated proxy person bring it to the annual meeting and give it to the secretary of the board.

2010 was a very good year financially for our subdivision. There were no fences to paint or repair. No front sign to build, no irrigation pumps to replace.

We use water from the City of Meridian to irrigate the front of the subdivision, the drainage areas and the park. This cost has increased by almost 50% in the past 5 years. As part of their contract, our new landscaping company is going to keep a very close eye on how much water is being used through out the season so that we are not under or over watering during different seasons.

Since we changed the amount of newsletters being mailed each year, printing and postage costs have gone down. We now mail a newsletter in March before the annual meeting and in July before the annual picnic.

The irrigation expenses have fallen dramatically the past two years. Since installation of the new access point, pump, pressure regulator and automatic restart, many repairs to the system are no longer necessary.

Each year our attendance for the NNO annual picnic has increased. It is a great time for people to get together and meet everybody. Everyone really seems to enjoy themselves. Each year we have purchased more food and supplies as the event has grown.

Homeowners with irrigation are the only ones that pay for irrigation expenses.

Fieldstone Meadows Homeowners Assoc						
5 year trend for expenses						
		2006	2007	2008	2009	2010
Landscape Maintenance		7174.00	7333.49	9873.72	8474.79	5908.69
Landscape Improvement/repair		2690.00	3181.50	862.66	1181.55	2091.08
landscaping city water		2317.09	2522.14	2907.28	3208.52	3433.32
Liability Insurance		888.00	830.00	895.40	875.00	913.00
Telephone		431.55	489.05	424.18	393.27	472.96
Legal Fees		325.66		1000.00		
printing, Office supplies		1071.43	1458.03	818.83	167.33	693.72
postage		565.89	700.40	689.83	484.60	471.60
Taxes		68.68	65.18	66.14	124.89	134.00
HOA Electricity		206.11	124.31	184.57	228.89	185.99
Pump House Electricity		1159.90	1467.07	1951.08	2113.60	1871.84
Association Management		4128.30	4599.96	5400.00	5400.00	5400.00
Pump maintenance		897.16	75.00		30.00	
pipeline repair / maintenance		3521.59	720.32	2156.42	905.90	368.86
Settlers Irrigation		1579.43	1788.62	3330.02	3330.02	2907.97
NNO annual picnic		394.78	755.37	1115.16	1396.57	1443.78
Miscellaneous		484.15	152.40	2394.64	929.94	216.65
Subdivision improvements		10304.53	16392.50	1394.32	8490.99	350.00
Total Expenses		38208.25	42655.34	35464.25	37735.86	26863.46