

March 2012

Fieldstone Meadows

Homeowner's Association Newsletter

To repair or replace?

The fence at the entrance of the subdivision is ~18 years old. We have been having to do more repairs to the fence each year. Right now the west side is leaning and another five posts need to be replaced. There are also areas that need to be repainted.

The question facing the subdivision is whether to keep on repairing our existing fence for a few more years or to invest in a new fence.

Eventually we will have to install a new fence regardless. We will then decide if we want to stay with the 5' fence or extend it to 6'.

The HOA will be discussing this at the annual meeting. Some options are:

Continue to repair our existing fence until we save enough money for a new fence. (We are raising the HOA dues 10% for 2012 to start saving for a new fence.)

Install a new wood fence. (Approx \$16K)

Install a new vinyl fence. (Approx \$19K)

In the case of installing a new fence, the old fence, posts and concrete would have to be taken down and removed. A wooden fence would have to be stained every 3-5 years.

Each option entails a different course of action regarding dues and special assessments.

Please come to the meeting to let us know which direction you would like to proceed.

ANNUAL MEETING NOTICE

Tuesday, March 20 at 7:00 pm

Where: Ponderosa Elementary School

AGENDA

Costs incurred during 2011
Review of 2012 budget and financials
Raising HOA and Irrigation Dues
Repair or replacement of the entrance fence
CC&Rs,
NNO Picnic chairman request
Crime statistics for our subdivision
Presentation from Police Dept Impact Team
2 new board positions are available
Annual Yard Sale
Delinquent account wage garnishment

Questions and suggestions welcome

Three gift certificates will be given away at the annual meeting. Get your raffle ticket when you sign in for the meeting.

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 most have been sent to a collection agency.

2482 W Park Stone Dr
2597 W Park Stone Dr
2602 W Park Stone Dr
2543 W Whitestone Dr
2623 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
2773 N Fieldstone Wy
2636 W Bridgestone Ct
2637 W Creekstone Ct
2356 N Maxie Wy
2402 N Leann Wy

For those homeowners not turned over to our 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. Foreclosures, rentals & payment plans are not on this list.

JOIN our Facebook Page

Click on the Facebook link on the front page of our website. You can ask questions of the board or other neighbors, and make comments regarding crime or any other issues. You will receive reminders about upcoming events. Irrigation status updates are posted as well.

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

Irrigation News

Irrigation water should be turned on some time during the week of April 16th.

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

Our Facebook page and website are updated when there is a period of time that the water will be shut off due to irrigation line repairs.

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 it seems there is no water at the times you are accessing the system - try to change your watering schedule 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

2012 BOARD OFFICERS

President: Rick Tallada
V-President: Diane De La Hunt
Treasurer: Dick Kluckhohn
Secretary: Lori Stom
Melissa Delaney
Kathy Hinshaw
Louise Frickey

We have two openings on the board. You can join at the annual meeting or 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. We would love to have you!

Whose fence is it?

When the subdivision was in the process of being constructed, the developer put up a perimeter fence as well as fences along the pathways. Many homeowners have these perimeter fences on their property.

The HOA is only responsible for the common area perimeter fences. Including the front entrance, the Whitestone Ct park, the four pathways and the two drainage areas.

If the fence within your property line was installed by the original developer, and is not on the perimeter of a common area, it is part of your property. You have the right to repair or replace it. If the developer fence on your property line falls down or breaks, the fence repair is your responsibility.

We have four pathways. One leads to a drainage area behind the Mormon church and that fence is 3-4' tall. Two fences lead to the canal for fire access and they are both 3 feet tall. The final pathway fence is a short cut between Quarrystone and Leann and that fence is 6 feet tall. The drainage area fences are 6' tall. The entrance fence is 5' tall on Ustick and 4' tall on Quarrystone.

The lower pathway fences as well as the short fence at the front of the Whitestone Ct Park, belong to the HOA. If the owners beside the common area property lines wish to install their own fence on their property line, they are welcome to do so. They may have a 6' privacy fence around the backyard.

NNO Volunteer Chairman needed

National Night Out (NNO), our annual picnic held in August is in need of a chairman to plan and organize the event.

Anyone interested in being a volunteer should come to the annual meeting. We do have volunteers to set up the canopies, food & drinks, man the snowcone machine and the bouncy house. Also to set up the PA music system, balloon station, raffle ticket prizes, bike decoration table, and the kids games. But now that we have close to 150 people coming to the event, it would be great to have a chairman to help delegate.

Where did all the money go?

2011 was a horrible year financially for the association. Between fences falling down, irrigation line breaks and common area sprinkler repairs we took a big hit to our HOA and irrigation bank balances.

During two different storms the front entrance fence fell over and then a drainage area fence fell over. Both fences needed to be repainted after the repairs were made.

There were several main line breaks near the front of the subdivision that had to be repaired. New timers and new sprinkler heads were installed around the common areas where necessary.

Luckily we had built up a small nest egg in the HOA account with the transfer fee money that comes in when a home sells. So we were able to afford the HOA expenses.

The irrigation system was a nightmare. Everything started out very quiet and then as summer emerged, the line breaks started leaking. The system had to be shut down multiple times to repair the breaks. Several breaks had to be repaired more than once. It was very frustrating for the homeowners.

After dealing with the above problems, the water pressure fell to almost nothing. We had no idea if there was something stuck in the pump or in the line leading to the pump. Finally, the Mormon church asked us where all of the water in their parking lot was coming from? Oh! Thank you! So happy to find the problem leak and fix it.

Congrats to our Christmas decoration contest winners!

1st Place: 2642 W Bridgestone Ct
2nd Place: 2790 W Pebblestone Ct
3rd 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 2012 budget and dues) as well as voting on improvements (i.e. fence 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 _____, 2012.
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 _____, 2012.
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.