

March 2007

# Fieldstone Meadows

## Homeowner's Association Newsletter

### Why should I go to the Annual Meeting?

Throughout the year we receive many phone calls with questions regarding changes and things that are happening in the subdivision. We ask the homeowner, "Did you attend the annual meeting?" The answer is usually *no*.

Hearing your neighbors express their own concerns and questions regarding the homes surrounding them, their neighbors habits, and how the board is dealing with problems, is important. It gives you a chance to voice your opinions, ensure financial responsibility, and vote on current topics. It also lets the board know what direction you want to guide the subdivision in so that we can carry out your wishes for most of us to be satisfied.

### What happens at the meetings?

Usually we discuss the amount that the annual dues are going to be, the status of violation letters, yearly budget questions, plans for common area improvements, homeowner problems, and vote in new board members. See the agenda to the right.

### 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 and drive into the school parking lot at 2950 N Naomi Ave

The meeting will be in the auditorium.

**THE IRRIGATION MEETING AND BUDGET REVIEW  
WILL DIRECTLY FOLLOW THE ANNUAL MEETING**  
(see page 7)

## ANNUAL MEETING

**Tuesday, March 20 at 7:00 pm**

**Where: Ponderosa Elementary School**

### AGENDA

#### Review last Year (2006):

Front entrance fence painted  
1 ton truck ballot (passed)  
increase in violation letters  
burglaries, vandalism

#### Current financial status

Plans & needs for coming year (2007)  
Review of 2007 budget (See page 3)  
Current dues, proposed new dues  
Change in billing to 50% discount

#### Discussion of new Ballot (See page 2)

#### Violation letters:

What the new letters look like (See page 6)  
What is the process when the letters aren't successful? (Attorney letters and fees etc...)

#### House paint and the approval process:

As the subdivision ages, many homes are now in need of paint. Some homes can get by an additional year by simply painting the trim.

For those that need to repaint the entire house, the architectural committee needs to sign an approval form for a new color choice.

(The form is available on the web site or through the mail.)

Homes that paint an inappropriate siding or trim color that did not receive approval, will be expected to repaint an approved color at their own expense.

# HOA Financial Statement

Fieldstone Meadows Homeowners Association

## 2005, 2006, and 2007 Budget

	2005 Actual	2006 Actual	2007 Budget
<b>INCOME</b>	15,263	17,467	20,520
<b>EXPENSES</b>			
Landscaping Maintenance	6,870	7,424	7,500
Other Landscaping (repairs)	3,397	2,690	2,500
City water for landscaping	2,101	2,317	2,400
Electricity for sprinklers & sign		217	220
Association management	3,240	4,128	4,000
Liability Insurance	888	888	900
Telephone		432	400
Legal Fees	563	326	300
Printing, Office supplies	796	1,071	900
Postage		566	500
Miscellaneous	859	936	505
<b>TOTAL OPERATING EXPENSES</b>	18,713	20,995	20,125
<b>NET OPERATING INCOME</b>	<b>-3,450</b>	<b>-3,528</b>	<b>395</b>
<b>CAPITAL IMPROVEMENTS</b>			
Transfer Fees (Revenue)	1,455	2,000	2,400
Special Assessments	1,225	175	250
Total Capital Improvements	-5,114	-3,887	-3,700
<b>Net Capital Improvements</b>	<b>-2,434</b>	<b>-1,712</b>	<b>-1,050</b>
<b>TOTAL NET INCOME</b>	<b>-5,884</b>	<b>-5,240</b>	<b>-655</b>
<b>Annual Dues</b>	<b>70</b>	<b>75</b>	<b>95</b>

Annual Dues invoices will be mailed out in March

## Visit our Website!

[www.fieldstonemeadowshoa.org](http://www.fieldstonemeadowshoa.org)

You can now pay your dues online!

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

Newsletters are available for viewing in full color  
on our website. Click on NEWSLETTERS

## Delinquent Accounts:

**THE FOLLOWING HOMES ARE PAST  
DUE for 2005 or 2006 Invoices:**

2701 W Pebblestone Ct  
2851 N Fieldstone Wy  
2974 N Fieldstone Wy  
2623 W Whitestone Dr  
2597 W Park Stone Dr  
2602 W Park Stone Dr  
2479 N Old Stone Wy  
2661 N Old Stone Wy  
2674 N Old Stone Wy  
2785 N Old Stone Wy  
2821 N Old Stone Wy  
2893 N Old Stone Wy  
2486 N Leann Wy  
2624 N Leann Wy  
2540 N Waterstone Wy  
2601 N Waterstone Wy

If you would like to donate funds to help  
any of these homeowners, please contact  
the Association Manager at 703-4370.

## CONTACT INFORMATION

### Fieldstone Meadows

Homeowners Association  
PO Box 721 - Meridian, ID 83680

Association Manager: (208) 703-4370

[email@fieldstonemeadowshoa.org](mailto:email@fieldstonemeadowshoa.org)

Website: [www.fieldstonemeadowshoa.org](http://www.fieldstonemeadowshoa.org)

### 2007 BOARD OFFICERS

President: Rick Tallada  
V-President: Diane De La Hunt  
Treasurer: Dick Kluckhohn  
Secretary: Cristy Stockinger  
Architectural: Jeremy Drescher  
Jackie Archibald  
City Code: Melissa Delaney

**If you wish to join the board,  
please do so at the annual meeting, or  
contact the association manager for the  
date of the next board meeting.**

# TRANSFER FEE BALLOT

## WHAT IS A TRANSFER FEE?

When a home in our subdivision sells, the buyer pays a transfer fee. Currently the transfer fee is \$100.00. That money is put into a special fund for capital improvements.

Capitol improvements includes things such as fence repairs, landscaping maintenance, tree or sprinkler replacement, paving of common area roads, upgrades to the common areas, installation of fences and gates, etc...

In order to maintain and enhance the value of the subdivision and make the homes easier to sell, diligent upkeep is necessary. To increase the desirability of the homes, and to decrease the possibility of a liability should something break or become hazardous, we need to maintain proper care of common areas.

With the current amount of the transfer fee being \$100.00, when something such as our fences need to be repaired or replaced, that money has to come out of our dues income. Our dues income is *supposed* to be used to pay our normal bills. (Electricity, water, taxes, insurance, landscaping, telephone etc...)

This burden creates a situation where we are unable to make the necessary repairs *plus* pay all of our bills without having to increase our yearly HOA dues.

For the past several years, the capital improvement fund has not been able to cover the repairs and improvements that have been necessary. This has put us in a situation where we are operating in the red. Spending more money than we are collecting.

The proposed change will make the transfer fee \$300.00 instead of \$100.00. Over the coming years as homes sell, this fund will grow and be used solely for improvements. Hopefully, this will prevent or delay the implementation of special assessments for individual projects, and the raising of annual dues to cover the capital improvement fund.

For additional info about this ballot - please see our web page:

[www.fieldstonemeadowshoa.org/ballot07.htm](http://www.fieldstonemeadowshoa.org/ballot07.htm)

## CC&R as it currently reads:

### C C & R Article II, Subsection 4.2.2 Special Assessments for Capital Improvements

In addition to the annual regular Assessments authorized above, the Association may levy, in any assessment year, a special Assessment applicable to that year only for the purpose of defraying, in whole or in part, costs and expenses of the Association which exceed the regular Assessments, provided that any such Assessment shall be approved by a two-thirds (2/3) vote of each class of members who are voting in person or by proxy at a meeting duly called for this purpose.

Additionally, **upon the sale of each Lot** by Grantor, the purchaser shall pay a one-time special Assessment of **One Hundred and no/100 dollars (\$100.00)** per Lot. Such special Assessment shall be paid on or before the date of recordation of the deed from Grantor to the purchaser. Grantor, as agent for the Association, shall be entitled to collect this one-time special Assessment at the closing of the Lot sale. This one-time special Assessment shall be used to defray organizational cost for the Association and general costs of operation.

The proposed change is in regards to the one time transfer fee dollar amount.

The wording would be changed to say:  
**Three Hundred and no/100 dollars (\$300.00)**

**Please see the enclosed card ballot.**

VOTE and pop it in the mail by the due date. The enclosed ballot must be returned and postmarked by April 21st to be valid.

All votes received via mail or in person will be officially counted on April 30, 2006.

**WE need EVERY (Homeowner) MEMBER OF THE ASSOCIATION to vote for this to be a valid vote.** 2/3 of the association are required to vote for a quorum to be met. Two thirds majority of the voting members (160 homes) must vote for the ballot to pass or fail.

The results of the vote will be posted on the ballot web page and in the next newsletter. The ballot voting results shall go into effect immediately upon their passage on 05/01/07.

Only one vote is allowed per home. Home owners with 90 day or 3 year proxies on file do not have to vote unless they want to. Renters living in homes are not allowed to vote and will not receive ballots.

### 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 discuss issues (such as the 2007 budget and raising dues) voting on improvements (i.e. fence repairs) and talking about the ballot.

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 an owner) 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 \_\_\_\_\_, 2007.  
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 \_\_\_\_\_, 2007.  
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.**

# Irrigation Financial Statement

Fieldstone Meadows HOA Irrigation

## 2005, 2006, and 2007 Budget

	2005 Actual	2006 Actual	2007 Budget
<b>INCOME</b>	12,171	10,451	12,360
<b>EXPENSES</b>			
Settlers Irrigation Water	1,550	1,579	1,800
Pump house electricity	1,469	1,243	1,400
Pump house maintenance	1,762		900
Pipeline repair and maintenance		3,522	9,900
Association Management			600
Miscellaneous	67	172	150
<b>TOTAL OPERATING EXPENSES</b>	4,848	6,516	14,750
<b>NET OPERATING INCOME</b>	<b>7,323</b>	<b>3,935</b>	<b>-2,390</b>
<b>CAPITAL IMPROVEMENTS</b>			
Special Assessments	2,650	1,305	400
Past Due Collections		1,166	750
Capital Improvements		-7,945	-8,925
<b>Net Capital Improvements</b>	<b>2,650</b>	<b>-5,475</b>	<b>-7,765</b>
<b>TOTAL NET INCOME</b>	<b>9,973</b>	<b>-1,540</b>	<b>-10,155</b>
<b>IRRIGATION BUDGET HAS CHANGED 3/19/07</b>			
Annual Dues	145	125	145

## Example of Access Point



# IRRIGATION MEETING AGENDA

## DIRECTLY FOLLOWING THE HOA MEETING

### Review last Year (2006):

Pump installation  
Summer long system status

### Current financial status

Review of 2007 budget  
Need to revert to 2005 dues

### Plans & needs for coming year

Installation of an access point  
Flushing out the mud in the pipeline  
Fixing the pipeline leak on Baystone

### Creation of an Irrigation committee

Vote to create transfer fee for irrigation homes for a capital improvements fund to offset repairs and maintenance.

## Irrigation News

The 2006 pressurized irrigation season started off with a brand new pump. During the summer, we discovered that there was a blockage in the main water line delivering water to our pump house. This resulted in the new pump shutting off when the water level was too low.

We installed an automatic restart device, which causes the pump to turn back on after 30 minutes, but if we don't fix the blockage problem, the new pumps may become strained with the constant shut downs.

We are attempting to fix this problem now while the water is not yet in the canal. The problem we face is that the pipeline is too long to clean out the entire length.

So, we need to install a new access point near the center of the line, so we can flush it out completely and remove the excess mud and debris that prevent the water from flowing freely and properly.

A major water leak at a 90° turn along Baystone Dr also needs to be repaired.

**Irrigation invoices will be mailed out in April.**

# COMMON QUESTIONS III

## Violation Letters

### **Why did I get a courtesy notice about a violation? Am I the only one that got a letter?** .

If you received a letter - we HAD to send the letter, because we sent letters to other homeowners with a similar issue, and we don't want to be accused of discrimination. ("I got a letter, how come they didn't..") .

What usually happens is a homeowner calls and complains, and says, my neighbors fence looks horrible, please send them a letter. So the board decides, well just how horrible is horrible? So the board tells the manager to send letters to everyone with fences that have water stains or are weather worn or falling over or whatever they decide 'horrible' is. The same thing happens with all complaints. We receive a call about a home, and that generates the process of sending the letters.

**Common Complaints:** Why don't they mow their lawn? What can you do about all those weeds? Can't you do anything to make them stain their fence or paint their house? I don't want to see so many cars parked out front? They have cars parked on the sidewalk, isn't that illegal? I don't want to see their trailer. I don't want to see their work vehicle. I don't want to see their garbage cans all week long. Did they get approval for that new paint color? Are they allowed to have signs on their lawn? There is just a patch of dirt on their side yard. What can I do about their dogs constantly barking? There is a pile of garbage that has been sitting there for months. Why can't you make the renter's landlords keep the home looking nice? .

These questions and complaints and many more come into the board each month. According to other HOAs, these are typical and normal for most subdivisions with CC&Rs.

**Why is there a picture on the letter?** Although the picture shows the homeowner what they already know, each letter is filed in a violation log book, and they represent a tangible thing for the board members to read. Rather than just a list of addresses, the book is something they can look at and discuss. If there is a home that shouldn't have received a letter, these can be rectified. .

The association manager's job is to drive around, take pictures, download the pictures onto the computer, generate the letters, and mail them. The board wants the pictures included in the letters, because that's what other subdivisions are receiving from their management companies. Basically the homeowners wants results and the letters as currently written have been working very well.

**Why can't you just call me or deliver the notice in person?** 134 notices were sent the first month. It is very time consuming taking as much as 1 hour to produce only three letters. As much as we would like to spend additional hours talking to people personally, or on the phone, writing handwritten notes, or asking their neighbors to tell them, (all suggestions we have received) it would cost the association a lot more money for that type of time intensive personalized service.

### **Why do my neighbors complain about what I do on my own property?** .

Ask yourself why you decided to move into this subdivision. Other than the fact that you liked the home, you probably also liked the atmosphere and the look of the other homes. That takes a large commitment and diligence on the part of each homeowner to maintain their homes, so that they enhance the value of the subdivision, make their own homes appreciate in value, make them easier to sell, make more profit and enjoy the overall curb appeal. When one or more homes start to look shabby or downright unsightly, it bothers some other homeowners, because they worry about the overall look of the subdivision, and the possibility of a loss of profit for their own home. The house occupants living around you might not mind what your property looks like, but unkempt homes a block or more away from a home trying to sell, still effects the curb appeal of the area as a whole. When driving in and out of the subdivision, everyone sees all of the homes, not just one section.

# COMMON QUESTIONS II

## **Why do we need to pay an Association Manager?**

Our Board of Directors is a volunteer board. Board members come and go, and every thing they do for the association is on their own free time. The board is the governing body responsible for the yearly operation of the association. They are elected by a vote of the association members at the annual meeting. They have the authority to make decisions on the use of the common area, to set the assessments and to do all things necessary to upkeep the visual aspects of the subdivision. They are asked by association members to enforce CC&R restrictions and protect the value of the entrance and subdivision assets. (Irrigation equipment, fences, common area paths, etc...) The board is composed of your neighbors, some with no training or background in management. .

It is rational to have only one entity in charge of all of the association business so that everything runs smoothly, consistently, and on time. Then it doesn't matter overall who is on the board each year. A professional HOA management company, under the guidance of the board should stive to ensure, preserve and enhance the value of the properties and the subdivision as a whole.

## **What does the HOA Association Manager do?**

Fieldstone Meadows subdivision has 240 homes. More than many other subdivisions in this area. 89 of these homes have pressurized irrigation. It takes many hours to manage this many homes.

The manager is responsible for all of the invoicing. Typing, printing and mailing the invoices. This includes annual dues invoices, irrigation dues invoices, special assessment invoices and past due statements. Payments have to be posted to the invoices and deposits taken to the bank. The bank statements must be balanced and monthly financial reports generated for the board. .

The manager is responsible for paying all of the bills. Completing and filing the yearly taxes. Picking up the mail from the post office box. Answering the telephone and logging each call. Notifying the board of complaints or problems. Working with Title companies when a home sells. Informing the maintenance personnel about irrigation problems. Creating and updating the website.

The manager must purchase all of the paper for the invoices, newsletters, ballots, labels, envelopes, printer ink cartridges, and meeting signs. The newsletters, ballots and violation letters must be designed, and typed on the computer. Then they are taken to the printers, folded and stuffed into envelopes with labels and stamps. Small claims court documents must be filled out and filed for past due accounts. CC&R changes must be filed with the County Records department. .

The manager attends all board meetings and annual meetings. The manager reports to the board and recommends options and ideas. The association meeting places are reserved and signs must be posted around the subdivision. Special meetings, yard sale and BBQ picnic signs must also be printed and posted on the boards and set up around the subdivision, taken down and stored.

The front entrance flowers and landscaping must be monitored and maintained. Common area sprinkler line problems, and plant status problems must be reported to the landscaper. When jobs need to be completed around the subdivision, bids for services must be obtained an voted upon.

## **Where is our common area?**

The main common area is at the end of Whitestone Ct. To get there start on Quarrystone Way and turn onto Fieldstone Way. Whitestone Ct is a cul-de-sac that branches off of Fieldstone Way. The common area is a large fenced grassy area next to the creek. Currently it is undeveloped, but there is enough room for children's play equipment, a gazebo, picnic benches, a BBQ and other every day park items should the association members ever decide that they want those amenities.

# COMMON QUESTIONS I

## **Why do our dues increase? What are the costs of running the HOA?**

The association has necessary yearly expenses that must be paid. See the annual budget for those expenses. (Page 3) Each year we add up all of those expenses. The dues are based upon how much money it will cost for all 240 homes to cover all of the expenses. For the past two years, (2005, 2006) our dues have not been enough to pay for those expenses. We are supposed to maintain \$2500 in the HOA account at all times. With operations in the red, we are unable to do that. If we leave the dues at the current rate, we will again face another year where there is not enough money coming in to be able to pay all of the bills and maintain the proper bank balance.

### **Common questions about the expenses are:**

#### **Why is landscaping so expensive?**

Every week, all of the lawn owned by the association must be mowed and trimmed along the fence lines. That's a lot of lawn. It includes all of the lawn along Ustick bordering the entrance, and all of the lawn in the common areas. Also the plants, shrubs and trees must be maintained. Fallen leaves, branches and garbage must be removed, and any plant or sprinkler line problems repaired. We are lucky to currently have a dependable landscaper that takes care of the gardening as well as being able to repair the sprinkler and irrigation lines. In the spring we receive bids on the upkeep and landscaping and choose the lowest and best bidder.

Why is subdivision landscaping necessary? It creates a cleaner environment. It promotes visual appeal, beauty and peace. Nature is pleasing, it makes the subdivision look better and our outdoor common areas are more beautiful and useful. Our grounds give our subdivision a sense of pride. The older our neighborhood gets the more time and money it takes to maintain the attractiveness.

#### **Why is water so costly?**

All of the lawn and plant areas need to be watered. Some in the spring and fall, but much more in the summer. This water is provided by the City of Meridian at their normal standard rates. We can not use irrigation water for these areas because the irrigation lines were not installed until after these main areas were developed. In order to maintain the health and beauty of the landscaping, and have the lawn remain green, and the plants not die, they must be watered.

#### **What is liability insurance? Why do we have to have it?**

Liability insurance is a compulsory form of insurance for those corporations at risk of being sued by third parties. The possibility that an entity or person may threaten to bring a legal claim against the association is always present. Homeowner associations are also required to properly insure the common area elements which often include the land and the structures (fences, signs) against negligence or vandalism. Examples of these types of claims include slips and falls, as well as playground injuries. The insurance company has the duty to defend the association against any such claims alleging injury or seeking damages, regardless of whether the association is negligent.

#### **Are capital improvements paid for by our dues?**

As stated on the Ballot page, capitol improvements includes things such as fence repairs, unusual landscaping maintenance, unplanned tree or sprinkler replacement, paving of common area roads, upgrades to the common areas, installation of fences and gates, etc... These types of expenses are considered to increase the value of the association and are referred to as improvements. These improvements are to be paid for by the transfer fee fund and are not included in our yearly dues.