

MEADOWVIEW PARK HOMEOWNER'S ASSOCIATION
6947 Coal Creek Parkway S.E.
PMB 249
Newcastle, Washington 98059-3159

March 14, 2007

Dear MVP Neighbor:

This letter is to update you regarding recommendations made by the landscape committee, and to outline the board's plan for those recommendations. By way of background, last year the Homeowner's Association formed a landscape committee. That committee explored options for how to maintain and improve the MVP entrance and several common areas. At the last meeting (held February 27th), the committee submitted its report. A copy is attached to this letter.

Both the previous board and a majority of voters (representing both those in attendance and absentee ballots) approved the committee's recommendations. **As you can see, the plan requires an expenditure of nearly \$12,000.** Further, as part of the plan, five flowering pear trees at the MVP entrance would be removed and replaced with four red maple trees. Four pine trees at the MVP entrance would also be removed. Two of these trees have pine gail rust (fungus disease).

The plan also recommends the clean up of the grounds bordering the sidewalks in three common areas (designated A, C & J). It should be noted that this restriction does not authorize the removal of any dead or live trees in these green belts (other than those listed in the MVP Landscaping Project spreadsheet). The intent is only to improve the curbside appeal of our streets for all residents and visitors to enjoy.

Our annual dues of \$100.00 per year will not cover the costs of the landscape project. **Thus to complete the approved landscape project, a special assessment of \$200 per household is required.** However, to obtain the special assessment, the board must first receive two-thirds approval of the votes "who are voting in person or by proxy at a meeting duly called for this purpose." See *Article IV §IV of the CC&Rs*.

Thus, be advised that a meeting to obtain approval of a special assessment for the landscape project is necessary. I am currently scheduling that meeting, which most likely will be held in May. In the meantime, I encourage all homeowners to review the plan attached to this letter and to think about the projects proposed.

Finally, it has also come to my attention that some of the mailbox stands need to be repaired or replaced. We are currently obtaining several estimates to repair and/or replace those mailbox stands. **A special assessment for the mailbox project may be required as well.** As such, the next meeting will also address that issue.

Once again, I encourage everyone to read and think about the attached plan and to submit your comments at the next meeting. I look forward to seeing you there.

Very truly yours,

Ronald L. Unger
President of the MVP Homeowner's Association