

## Meadowview Park Home Owners Newsletter 2012

It's that time of year again...taxes, gray skies and homeowners dues! Sorry! (Perhaps I can add Tulips and sun soon!) The Board has been busy working all the items we were tasked to do at the last HOA meeting and we have made tremendous headway. Here's what's happening:

### 1) **Annual Dues:**

Attached is the MVP homeowners annual dues billing. Payment is due upon receipt. Any questions can be directed to Bill Lange, Treasurer, at [wrlange@comcast.net](mailto:wrlange@comcast.net).

### 2) **Home Owners Annual Meeting:**

**Tuesday, March 27<sup>th</sup> at 7:00pm at Bellevue Fire Station #9.**

The Annual MVP HOA Meeting is scheduled for Tuesday, March 27<sup>th</sup> at 7:00pm at Bellevue Fire Station #9. All homeowners are urged to attend this meeting. There will be an important vote that all homeowners need to participate in.

### 3) **Home Owners Association Special Meeting:**

**February 28, 2012, 7:00pm, Fire Station #9**

As requested by the neighborhood at the last HOA meeting in 2011, the Board has moved ahead in investigating all the items we were tasked with. These items (neighborhood surveillance, west entry landscaping, etc...) will be part of the agenda at the annual HOA meeting in March.

In addition to the preceding, the Board has moved forward in reviewing the Covenants, Conditions and Restrictions (CC and Rs) of MVP, and obtained legal counsel to bring them up to date, remove illegal sections, and clarify the language and enforcement. This work was begun several years ago and is now in the final stages of revision. **The proposed changes will be posted on the MVP HOA website shortly.** <http://www.meadowviewpark.org>

Every homeowner in MVP is bound to abide by the CC and Rs, so it is imperative that they are fair, flexible and enforceable. While the CC and Rs, as written, have been a useful guideline for the last 20 years, clarifying the language and procedures will benefit everyone in the neighborhood. Many neighbors who have served on the Board over the years have recommended that they be reviewed and revised, and that is what the membership asked the Board to do last year.

The MVP Board, along with attorney Larry Kahn will be hosting a Town Hall Meeting on Tuesday, February 28<sup>th</sup> to address questions and hear comments about the proposed updates. Every homeowner is urged to attend. Mr. Kahn will be available for one hour to address homeowner questions and concerns and there will be a half hour timeframe afterwards to do wrap-up.

In the interest of time and money, any questions for Mr. Kahn or the Board can be addressed to Kathy Bauer, Secretary, at [kathleengbauer@comcast.net](mailto:kathleengbauer@comcast.net). At the meeting, Mr. Kahn will address the email comments first and if time permits, take questions from the floor using a sign-in sheet. The deadline to submit questions for Mr. Kahn is **Wednesday, February 22<sup>nd</sup>**. Only those questions and comments submitted by email will have priority.

Per the CC and Rs, 75% of the MVP homeowners need to approve any changes to the CC and Rs. The Board has worked closely with Mr. Kahn to ensure any recommended changes and updates are in the best interests of homeowners in MVP and that these changes offer the desired protections and updates needed.

**A vote from the MVP lot owners will be held at the business meeting scheduled for Tuesday March 27<sup>th</sup> at 7:00pm. If you are unable to attend, it is imperative that you return your signed proxy to any Board member or attending MVP neighbor to vote on this issue.**

**4) Board Positions:**

As usual, there will be openings on the Board for service in the coming year. If you have not served and are willing to, please contact me, or any Board member, and we would be happy to share what is required. MVP is a very small neighborhood, only 80 homes, so the job is neither time consuming or particularly difficult, but if you take pride in our neighborhood and would like to ensure it remains a safe, positive place to live, you are needed!

I will send out an email when the website has been updated to include the revised CC and Rs and any other announcements. In the meantime, do not hesitate to email me if you have any questions or concerns. If I do not have your email address, please send it as that is the Board's primary mode of communication...it's free!

Happy New Year!  
Jayne Bell, President  
[president@meadowviewpark.org](mailto:president@meadowviewpark.org)