

Meadow View Park Home Owners Association

6947 Coal Creek Parkway S.E.
PMB 249
Newcastle, Washington 98059-3159

NOTICE OF ANNUAL MEETING

- When:** March 2, 2011, 7:00p.m.
Where: Bellevue Fire Department, Fire Station #9 Meeting Room
12412 S.E. 69th Way, Bellevue
Note: **If a homeowner from your household is unable to attend the meeting, the Board of Directors requests that a proxy (See attached) be submitted to either the Board or a homeowner of your choice so that a quorum can be reached. This saves valuable time as, in lieu of a quorum, the meeting must be re-scheduled.**

Draft Agenda

The agenda will include these items:

- 1) Financial Report
- 2) Board Elections
- 3) Chair Appointments
 - a. Landscaping
 - b. Treasurer
 - c. Architectural Control
- 4) New Business

*Please feel free to submit any agenda items to Jayne Bell at jaynekbell@comcast.net prior to the annual meeting.

Annual Dues

The annual billing for homeowner dues for the 2011 fiscal year will be mailed to every homeowner of record in the month of January. The annual fee of \$250 for lots 1-75 and \$125 for lots 76-80 is due upon receipt.

Accomplishments of 2010

Phase 2 landscape work encompassing the East entryway was completed on time and within budget. The center island work was completed and over 300 spring bulbs were planted by MVP neighbors.

Changing your Property

This is undoubtedly review for most of us, but just a friendly reminder

- 1) Permanent changes to your property must conform to the established CC and Rs and associated Amendments. This includes painting the outside of your house, any changes in roofing, garage doors, replacement windows, driveway replacement, fences and hedges, retaining walls, siding, etc... Any proposed change must be approved by the Architectural Control Committee (ACC) BEFORE any work commences. To obtain a Change Request Form, please visit the MVP HOA website and download the form. Failure of a homeowner to obtain pre-approval can result in adverse consequences. The MVP HOA website is <http://www.meadowviewpark.org/index.html>.
- 2) The regular maintenance of homeowner property is expected. This includes lawns, shrubbery and general upkeep.
- 3) All boats, boat trailers, travel trailers, non-motorized campers and other such recreational vehicles shall be sight screened and/or stored behind a primary structure unless a variance is granted by the ACC. No cars, inoperative for reasons of mechanical failure, shall be parked and/or stored on any subject lot on in the street right-of-way for more than 72 hours.

MVP HOA Board of Directors

The Current Board and Officers consist of:

Jayne Bell, (Board Member - President)	president@meadowviewpark.org
Bill Palmer, (Board Member - Vice President)	vp@meadowviewpark.org
Ron Unger, (Board Member - Secretary)	secretary@meadowviewpark.org
Bill Lange (Treasurer)	treasurer@meadowviewpark.org
Catherine Disney (Landscape Committee Chair)	lcc@meadowviewpark.org
Roger Youngberg (ACC Chair)	acc@meadowviewpark.org

Architectural Control Committee Members:

Roger Youngberg, Hernan Alvarez, Roger Hockett

Questions can be directed to Jayne Bell at 425-430-8587