

FALL 2006

CLEARMEADOWS  
COMMUNITY

BOARD OF  
DIRECTORS

President:  
Bea Weimer

Vice President:  
Melissa Waits

Treasurer:  
Tiffany Mendez

Secretary:  
Chris Leedle

Director:  
Susan Kipplinger

Community Management  
211 E 11th Street, #104  
Vancouver, WA 98660

Accounting Rep:  
Ed Arevalo  
882-8367

Community Rep:  
Melissa Waits  
521-4937

**BOARD MEETINGS**  
Board Meetings are held  
every 2nd Wednesday  
of every month at  
6:00pm. Please call 521-  
4937 to confirm  
location.

**NEW RESOLUTION!**  
PLEASE BE SURE TO  
READ THE NEWEST  
RESOLUTION FOR  
THE COMMUNITY.  
IT IS IMPORTANT  
INFORMATION.

# THE MEADOW TIMES

## **ANNUAL MEETING TIME**

**PLEASE READ THE PAPERWORK THAT IS INCLUDED WITH THIS NEWSLETTER. THE ANNUAL MEETING IS SCHEDULED FOR Wednesday, October 11, 2006 at 6:00 pm at Fire Station #89 on SE 15th Street. ALL OWNERS ARE WELCOME TO ATTEND!**

The Board of Directors is in the beginning stages of having all of the common area fencing repaired and replaced. They are currently receiving bids from contractors for this work to be done.

The Board of Directors is requesting Owners who live along any of the common area fencing (the cape cod blue colored fencing) to remove all their dirt and any landscaping touching the inner common area fencing. Unfortunately, if owners fail to remove their dirt and landscaping away and off the fence (*including ivy and tree branches*), the owner will be fined and billed back for the work.

When work is complete, the outer common area fencing will be repainted.

### Christmas Light Contest

In December, we will have our Annual Christmas Light Contest. So be ready to start decorating right after Thanksgiving!  
There will only be 3 lucky winners!

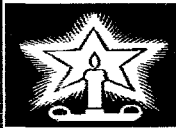
### A Big THANK YOU to all the volunteers for making the Clearmeadows Community 4th of July a huge success!

Our 4th of July Event attracts more than 400 guests each year. Many, many families enjoy this event BUT we need more owners to step up and volunteer for this event. Each year we have a lot of the same volunteers working this event, it is extremely unfair to those owners who volunteer year after year so that this event will continue on. The 4th of July has almost been cancelled for the last 2 years because of the lack of volunteers. The Board of Directors will evaluate this function next year and if there are not enough volunteers, the event will be cancelled. It only takes 1 hour of your time on that day.  
**PLEASE VOLUNTEER, OUR COMMUNITY NEEDS YOU!**

### COVENANT OF THE QUARTER:

Article XII, Section 6. Unsightly or Unkept Conditions. It shall be the responsibility of each owner to prevent any unclean, unhealthy, unsightly, or unkept condition on his or her unit/lot.

Please remember those awful East winds. If the wind is blowing the night before garbage pickup, PLEASE try to wait until morning to place your garbage out. It is rude to make your neighbor pick up your garbage out of their lawn.



## HAPPY HOLIDAYS

### LEAVES, LEAVES AND MORE LEAVES!!

**Please remember that raking leaves into the street not only causes a slipping hazard but also plugs up the street drains causing flooding in the streets.**

**Per the City of Vancouver, it is illegal to rake leaves into the street and an owner could possibly be fined by Code Enforcement.**

**Please recycle your leaves in a safe and respectful manner.**

**Your efforts are greatly appreciated!**

Dear Owners,  
The Board has been sending out letters to homes that are in need of painting. Please remember you must have your colors approved by the Board of Directors prior to painting.

Even if it is a "simple" color or "basic" color, it must be approved.  
Thank you!



**Our little ghosts and goblins will be out soon trick or treating. Please remember the golden rule that night, if you are open to trick or treaters, keep your porch light on, and please drive slowly!**

### **Covenants: What do you mean I can't do that??**

What's that you say? You're planning hot pink trim on your house? Chicken wire to fence your property? Yes, a greenhouse built entirely out of used pop bottles sounds interesting, but you might want to read this first.

When the original developer, the Newland Group, divided this land and common areas, it became Clearmeadows Community Association. At that time, by law, an Association was created and the developer recorded the Covenants, Conditions and Restrictions, which set rules that ALL future owners (that's us) must follow. When we closed the purchase of our homes, we should have received a copy of this document from the title company.

The purpose of the CC&R's is not to torture certain owners, but to delineate basic rules, which establish the rights and obligations of each lot owner in our community. As Clearmeadows was developed, the CC&R's provided regulations that homebuilders were obligated to follow. The CC&R's also provide directions for the maintenance of our common areas and the management of our Homeowners' Association. We focus here on another component of the CC&R's: Regulations regarding specific uses of each individual property.

The core of these regulations can be found in Article XII of the CC&R's. Examples include restrictions on exterior paint colors (no hot pink), fence materials (no chicken wire) and conformity of accessory structures with the house (no recycled pop bottle greenhouses, sorry). They provide our community with the means to insure continued design uniformity, which is intended to preserve our property values. The association board is empowered by the CC&R's to enforce them, and the board has adopted a policy for doing so. If a violation exists, say a boat is parked in the driveway, NW Business Exclusive, LLC, sends a notice to the resident explaining the violation and requesting compliance. If the violation persists, a fine is issued. Continuing violations will result in escalating and accumulating fines.

In case you are wondering, the CC&R's can be changed, but changes are very difficult to make because they require approval by 75% (312 owners). The majority of owners bought into Clearmeadows because it was governed by CC&R's that protect the value of their home.

**Please help keep Clearmeadows a beautiful and proud place to live.**