

Dear Emerald Meadows HOA Membership:

This 2017-2018 has brought lots of renewed activity. Our roads were completed in the Summer of 2018. They look great. Again, special thanks to Kirby Hess who devoted hours working to streamline costs and get us the best coverage for our roads.

This year I encourage property owners to step forward and attend our HOA Board Meetings. We schedule 4 meetings during the year. This is not excessive. Have a voice on the decisions made for our HOA. Please join us to make our HOA great!

Our water quality is still excellent! There have not been any issues with our water telemetry system this year. We continue to have back flow devices tested yearly with repairs made at the time of the inspection. We will once again have an annual sterilization of the system.

Obviously, we did not have a ton of snow this past winter. As a board we were very happy with the snow removal we received. The Board reviewed the contract submitted for the 2018-2019 year. The Snow Clearance & Road Maintenance bid was given to Royce Mountain Construction LLC # CCB#216982. They were the only bid we received this year. The cost is \$21,000 for the year. Please visit our web site at [www.emeraldmeadows.org](http://www.emeraldmeadows.org) This document is posted on the web site. It explains what services are covered.

We continue to charge one of the lowest yearly HOA dues in Crescent Lake. Hopefully, this can continue. A paid bookkeeping position will be in place as soon as possible this year. A 1% late fee will be added to all accounts that are 13 months past due. Statements will go out quarterly to those who still owe dues. We have also activated a one -time transfer fee of \$50.00 for any one selling or exchanging property.

The new law firm we hired to handle our lien process on overdue accounts has worked out well. Most accounts are caught up. Special thanks to Nick Goevlinger for his work with attorney, Kevin Harker to make this happen.

Concern over unleashed dogs has come to light. Please remember to follow the leash law while out walking. Big dogs can be intimidating to the young and old. (Article 7, Section 12)

Looking forward to seeing all of you at our annual Membership meeting on July 8, 2018. The meeting will start at 9:00 am and will be held at the local fire department meeting room of Central Fire & EMS.

Linda Barron

President