

Timeline of Events Regarding 'Dues Increase' Vote

March 14, 2017 - Ballot & Special Meeting notice sent out to property owners (see attached)

May 3, 2017 - Special Meeting held

May 7, 2017 - Results e-mailed out to property owners (see results below)

For a quorum vote
<i>50% of 78 homeowners = 39 votes needed 2/3 of 39 equals 26 "yes" votes needed to pass</i>

Our quorum because of past due accounts
<i>78 homes less 6 past due accounts = 72 votes 50% of 72 homeowners = 36 votes needed 2/3 of 36 equals 24 "yes" votes needed to pass</i>

Vote results
39 votes, 29 "yes" therefore the measure passed



3608 22nd Ave SE
Olympia, WA 98501

BALLOT & SPECIAL MEETING

March 14, 2017

Dear Homeowner,

At our recent general meeting we discussed the need to increase the annual dues. We need to increase the dues to \$300.00 per year. This increase will be used for the reserve account in order to pay for future expenses in maintaining the trees in our association area and the irrigation system on Hoffman. Our last increase in dues was 2011.

Our association has been in existence for about 20 years. Due to the age and growth of our trees we foresee major maintenance expense in the near future. Along with the tree expense the irrigation system along Hoffman is now 20 years old and will predictably also need major maintenance in the near future.

In the last three years we have had to spend \$15000.00 to maintain, prune, remove and replace trees in the common areas. Our landscape maintenance, insurance and irrigation expenses have increased. We have been able to pay these expenses with annual income and the reserve fund. Due to the increase in expenses our yearly expenses are now greater than our annual income. Now because of the age of our trees and irrigation system we foresee the increase in maintenance and see the need to increase our annual dues to \$300.00. This increase would go into effect January 2018. The alternative to an increase in dues would be to enforce a special assessment to cover costs.

Enclosed is a ballot to vote to increase the annual dues to \$300.00. Our CC & R's require a special meeting to vote for an increase in the dues, we have a special meeting scheduled **May 3, 2017, Wednesday at 6:30 pm at McKenney Elementary in the library.**

If you cannot attend please mail your ballots to the Greenfield HOA address. Thank you for your interest and response.

Increase annual dues to \$300.00

YES

NO

Laura Yates
1735 McCallister CT SE
Olympia, WA 98513



BOARD MEMBERS

We are looking for volunteers to fill the vacant V. President and Secretary positions on the Greenfield HOA board. Our current president Chuck Burt has served as the president for over 11 years; he is resigning from this position, but wants to continue to serve our community so he will become our member-at-large. Matt Stevens has served as our V. President for over 10 years and will become our President. Fran Frazier is our treasurer and will remain in that position she has served for over 10 years.

We need volunteers for V. President and Secretary. Because we now have a dependable, competent, professional landscaping company "Barefoot Lawn" maintaining our common area landscaping needs, the board volunteer work requires a minimal amount of time. We meet 4 times a year, three board meetings and one annual membership meeting. The rest of the time we communicate by email with board members when issues arise that needs our attention.

With only two working board members (President and Treasurer) the responsibilities become more burdensome. We need four working members so we can receive new and various ideas to meet the needs of our association.

The alternative if we don't have a complete board is having a property management company take over the responsibilities. This happened in 2005. At that time there were not enough volunteers serving on the board so it was turned over the Hometown Property Management. They increased the dues from \$100.00 per year to \$225.00 and then intended to raise the dues to over \$400.00; so some volunteers took the management of the board back. Another alternative if we don't have volunteers to serve on the board is the City of Olympia could take over maintaining the common areas. At that time the city would bill each homeowner for the expense and this expense would be considerably greater than what we pay as annual dues.

Please consider volunteering for our board by calling:

Matt Stevens, President 425-890-4634

Fran Frazier, Treasurer 360-438-2969