

Meadowridge at Timberhill HOA



May 2024 Newsletter

New HOA Community Management

The Meadowridge HOA Board welcomed Fleming Properties, LLC as our new community manager on March 1, 2024. Charlotte Fleming, licensed Oregon Property Manager, has been in business since 1999 and specializes in QuickBooks accounting practices. Sherrie Tate, the administrative assistant, also has QuickBooks experience and will be handling title transfers, contractor bids/contracts, insurance and other office duties.

For accounting and other HOA business concerns, please contact Fleming Properties at 541-704-0605 or info@hoa-flemingproperties.com. The mailing address for dues assessment checks remains PO Box 805, Albany, OR 97321.

Meadowridge HOA website

Did you know that Meadowridge HOA has its own website?

www.meadowridgeattimberhill.com has been active and managed for years by Rafael Miranda. Minutes from the board meetings, the complete CC&Rs, By-Laws, and Resolutions, HOA maps, board member contact information, dues assessment information and the ARC form are all available online.

Next HOA Board Meeting

The Meadowridge HOA board will meet, May 21, 2024 at 7:00 p.m. at 3313 NW Swallow Dr. Cathy Baker, American Bookkeeping and Tax Service, will discuss financial audits for HOAs. Other business includes review of the landscaper's contract, Reserve Study contract, and budget update. Meetings are open to all Meadowridge homeowners.

Current Board Members

Bill Buckley, President

hoa@meadowridgeattimberhill.com

Jim Carter, Treasurer

hoa@meadowridgeattimberhill.com

Ann Kimerling, Secretary
Michael Beachley, Board Member
Mike Weaver, Board Member
Rafael Miranda, Webmaster
Architectural Review Committee:
Bill Buckley
Jaco Esterhuizen
Mike Weaver

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Recent Projects in the Common Areas

A major portion (73%) of the annual HOA budget is spent on HOA common area maintenance. This includes Corvallis city water bills for the sprinkler system, A&H Landscape Services for lawn mowing and weed clearance, hazard tree and downed tree removal and hard assets such as bridges, walking paths, stairs and handrails, postal mailboxes. Replacement funds of hard assets such as the vandalized mailbox pictured here comes from the Reserve account.



The Meadowridge common areas comprise 25 acres over 37 taxlots. Every year, at least 2 or 3 trees fall due to wind, snow or age and some are hazards to homeowners' property. If you observe a problem tree, please contact Fleming Properties to report it.