

Meadowridge at Timberhill HOA



December 2025 Newsletter

Annual HOA Meeting-January 7,2026

The Annual Meeting of the HOA will meet on ZOOM January 7th at 7:00 p.m. After a quorum is reached, we review the January 2025 Annual Meeting Minutes, elect new officers, and approve the 2026 budget. All HOA members in good standing are invited to attend for this and the following HOA Board meeting. Wildfire hazards will be discussed with proposals of how to proceed in 2026.

HOA Community Management

The July 2025 dues assessment trial of online payment by credit/debit card was successful and will be offered January 1, 2026. 15 HOA members used this service and the HOA was able to cover its costs. Member semiannual assessments for this service are \$390. If paying by check, please remember that the semiannual assessments are \$375 and are issued on January 1st (due on February 1st) and July 1st (due on August 1st). Late fees and interest will be assessed each subsequent month that the account is not kept current. If you have any questions, please contact Fleming Properties at 541-704-0605 or info@hoa-flemingproperties.com. The mailing address for dues assessment checks is PO Box 805, Albany, OR 97321.

Welcome to new Meadowridge neighbors in 2025!

Peter and Jennifer Klammer, 3628 NW Bunting

Brian and Laura Martin, 3400 NW Swallow Dr.

Leng Molvi, 4487 NW Honeysuckle Dr.

Wildfire Risk Reduction

Your HOA is working to reduce the risk that a wildfire will destroy your home and harm your family. If you would like to be part of this important work, please email David Lerman at djlerman3@yahoo.com. You don't have to wait for the HOA to act. You can harden your home to wildfire by contacting the following:

- Oregon State Fire Marshal Defensible Space:
<https://www.oregon.gov/osfm/wildfire/pages/defensiblespace.aspx>
From this page, click box "Defensible Space Assessment Sign-up".
- Benton County Wildfire Protection Information:
<https://cd.bentoncountyor.gov/wildfire-protection/fact-sheets-and-other-information/>
- Oregon State University Extension Fire Program:
<https://extension.oregonstate.edu/forests/fire>