



Winter Newsletter

Annual Meeting

As 2010 begins we are already starting to plan for the next Annual Meeting. We will mail out the agenda, proxies and other paperwork to you as we get closer to March and April.

In order for a meeting to be held a quorum must be obtained. That means at least 25% must be present or must have turned in their proxies. We are happy to say that we have always had enough homeowners in attendance at our annual meetings. It will be espe-

cially important for us to have enough at the upcoming meeting.

As you may or may not know the Covenants Conditions & Restrictions (CC&Rs) and the Articles and Bylaws cover how the Association is to be governed. This includes how many are on the Board of Directors (5), and how the Board is to be chosen. Until 112 units are sold the Board of Directors is appointed by Greenstone (Declarant in the CC&R's). We have now passed that magic num-

ber and it is time to elect two homeowners to become Directors. Therefore, at the next meeting we will need nominations from you so we can vote. These two new Board Directors will serve along side the three Directors appointed by the Declarant to serve on the Board. The newly elected Board Directors will serve a two year term.

Look for more information in the coming months.

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Storage Solutions

As you know boats, RVs and similar items can only be in parking spaces and in front of the building for the purposes of loading or unloading. Otherwise, they need to be in a garage or stored at a storage facility. The following companies have agreed to offer special rates to our condo owners.

Storage Solutions

2200 N Harvard 509-892-1600 or 21305 E Mission 892-1800

They are offering 10% off their regular rates and the 3rd month free. They have a variety of sizes featuring regular, heated and climate controlled units & can accommodate boats and RV's either inside or out. They have a full line of boxes and moving supplies and a 16 foot moving van is available.

Secure It Self Storage

18815 E Cataldo (just off the Barker exit) (509) 458-4178.

They are offering the 1st month of rent for just \$1 (with administrative fee of \$16)

Affordable RV & Boat Storage 1317 N Barker (509) 879-8192

They are offering the 1st month free on a six month lease.

Association Website

Your association website, www.bigtrouthoa.com is a great source for information. On the home page you will find the most recent announcements, newsletters and upcoming meetings dates. We try to keep the website up-to-date

with documents that are important for our homeowners to review including our CC&Rs, association budget and meeting minutes from our last association meeting. You also have the ability to fill out and submit work request forms. Did you know you can set up bill pay for your

HOA dues online? Just go to the home page and select "Click here to Enter Resident Portal" and follow the instructions.

Snow

We have already had a couple of snow falls this season and you have probably seen the contractor out there removing the snow. When there is an accumulation of 2" of snow they begin to plow. The plowing occurs between 5 am and 5 pm. There is ice melt in buckets under the stairwells for you to use. We will do our best to keep the sidewalks and roadways clear, but if you see a patch of ice please toss some ice melt on it. It will help keep everyone safe from falls.

If you would like to review the snow removal contract there is a link to it on the website under Budgeting.

Reserve Study

The State of Washington requires a Reserve Study be completed for condominium associations. Therefore, we had a Reserve Study done for our association in 2009. The completed study is posted on the website, www.bigtrouthoa.com along with an explanation of the study and why it is important.

Spa

We all love the benefits of having the spa during these cold months. In order to ensure the spa stays warm for the next person please remember to replace the cover when you leave. This will help retain the water temperature, keep debris out and decrease the water heating bill.

Architectural Changes

On the website you can access the Architectural Control Application. This application needs to be completed before you make changes to exterior doors, blinds, awnings, flooring, etc. To print off a copy of this form. Just go to the association website at www.bigtrouthoa.com, click on Architectural, and print the Architectural Control Application Form.

If you do not have access to the internet please call us at 509-893-0800 and leave a voicemail. We will be happy to mail a form to you.

Contact Us

If you have called the association phone number in the past couple of months you would have reached a voice message service. We have begun using a new phone system called Vonage. This system automatically attaches any voicemail messages to an email and sends it to our administrator. Our administrator then forwards the email on to the person who can answer the message. This new system allows us to respond to your message more quickly.

So when you call make sure to leave your name, unit number, the best number to reach you at and the reason for your call and we will make sure some one gets back to you within 24 hours.

Emergency Phone

We do have a separate emergency phone number which is 1-877-801-5175 Option 4. We ask that this number only be used in the case of a real emergency such as water leaking in a unit.

Update Your Contact Information

We would like your help in updating your contact information, including your email address and your phone number. In an effort to stay connected we would like to have more frequent communications. If we have everyone's email address we can start sending out e-newsletters on a regular basis. You would also receive

up-to-date event and meeting information. Please go to the website and use the change of address form on the Forms page to let us know how to reach you. You can also call and leave a voicemail at 509-893-0800 or mail it in with your dues payment.



1421 N Meadowwood Ln Suite
200

Phone: 509-893-0800

Emergency Phone: 1-877-801-5175 option 4

Fax: 509-458-5862

E-mail: HOA@Rockwoodpm.com

www.bigtrouthoa.com

Liberty Lake Police Dept.: (509) 755-1140

Liberty Lake City Hall: (509) 755-6700