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Meridian Acres Community Association Newsletter

on **MACA**



Letter from the Board

Greetings, MACA Community!

Happy Spring! As we do each January, we had our annual meeting. For those who couldn't make it, I'll share a quick summary.

We were fortunate enough to retain our entire board this year for which I am extremely grateful. Thank you, team!

The challenging financial situation MACA is in based on filing too many insurance claims but driven from an overall lack of financial reserves was the focus.

2022 Successes!

Cloud Migration:

We successfully moved nearly all HOA business to a MACA Google Drive.

Website Improvements:

Folks can now make their payments for fines, special assessments, and annual dues on the MACA website. You can find current community information and other useful info, like when the glass recycling goes out.

Replaced remaining original mailboxes:

The remaining 13 mailboxes that hadn't been replaced by insurance were purchased and paid for with the \$75 special assessment last July. Break-ins were reduced from once or twice a month to zero in the past 6 months.

Increased community engagement

*Attendance at the monthly meetings is up by 300% from years 2019-2021
Attendance at the annual meeting was up by 75% from years 2019-2021*

2023 Goals

- 1) Restore the financial sustainability of the Meridian Acres community.
- 2) Fill the holes in the community green space (Lot #80).
- 3) Start repairing the community owned fences in most need of restoration.
- 4) Reduce speed in the community.

Please check out the next page of the newsletter for some upcoming events.

In Service,
Wendy Walker

2023 Board of Directors

Each January, the community votes for new or returning board members at the annual meeting. Please meet your 2023 volunteer, board of directors and members at large:

President: Wendy Walker, 2nd year

Vice President: Matt Gomes, 2nd year

Secretary: Lisa Brager, 5th year

Treasurer: Sherry Grove, 2nd year

Members at Large: Stephen McGill CTO, 2nd year, Stacy Asher, 2nd year, Dawn McCracken, many, many years, Bill Johnson, 2nd year (this time around) and Aliesha Lemon, 2nd year



A special "thank you" and "farewell" to Steve Brandeis who passed away this winter, a few months after his wife. He is survived by his son who is still a member of our community.

Steve served the community for six years as a member at large as well as Vice President. He chaired several committees and was a faithful supporter and friend of MACA. You are missed, friend.

Current Finances>>>

Checking: \$17,154.18
Savings: \$19,147.32

Recent Vote Outcome >

Increase of annual dues by \$39.12 was Approved.

Homeowners were notified by newsletter, website and email regarding a vote at the annual meeting to increase the annual dues by \$39.12. Not enough homeowners attended the annual meeting to have a quorum. Per the CCRs a second vote occurred not sooner than 30 days from previous, this time by mail ensuring each Lot had an opportunity to participate. The vote passed by 59 votes. 104 voted to approve the increase. 45 voted to reject it. The ballots were collected by ballot box (78) and mail-in (71). Votes were certified by two non-board members.

In 1982, the annual association dues were **\$63.00**- equivalent to **\$182.00** today. With the \$39.12 increase, the 2023 annual assessment will total **\$140.00**. Annual Assessment for **2024** will be \$147.00.

Thank you for voting!!

Upcoming Events>>>

Weed Treatment in the community green spaces

Saturday May 6th. Heads up parents and pet owners!!! The landscapers will be treating the weeds this Saturday. While they try to use low impact solutions, NO herbicide is good for children or pets. Give it a few days before using the green spaces.

Community Clean-Up – Saturday May 13 – 9:00 - Noon.

Garbage and debris have collected around the outside of our community between the fence and the road. Please help us keep costs down by grabbing your gloves and a large garbage bag and joining us as we improve the appearance of our community. **Hope to see you out there!!**

Community Yard Sale – 2nd Weekend of June - 6/10 & 6/11.

The Association will advertise on Next Door, post a banner at the corner of Martin Way/Dutterow and post signs at entrances.

Recipe>>>

Pupcakes

Your doggo will love them

1 cup oat flour
1 tsp baking powder
½ cup shredded carrot
½ cup pumpkin puree
½ cup apple sauce
¼ cup coconut oil
½ cup water
1 egg

Heat oven to 350 degrees. Fill muffin tin with paper liners. (*I like the mini muffin tins for this.*) Mix all ingredients together and fill each liner ¾ full. Bake for 25-30 minutes or until cake is firm but springy.

Frosting

Surprisingly frosting like

½ cup plain Greek yogurt
¼ cup peanut butter

Mix yogurt and peanut butter. When cupcakes have cooled sufficiently, frost pupcakes. I double the batch! These freeze well so you can feed sparingly.



Traffic Calming Efforts>>>>

In March, one of our members at large contacted Thurston County Public Works attempting to resolve the increased speeds throughout our neighborhood. This issue is noticeably around pickup and drop off times at the pedestrian entrance to River Ridge.

Many likely noticed black tubing on Northwood, 3rd Way, and Stonewood in March. This recorded traffic speeds for approximately two weeks. The results indicated that while some of the higher speeds were picked up on Northwood and 3rd Way, there were also higher rates tracked on Stonewood. The speeding occurrences ranged from 4am - 7am and picked up again from 4pm-7pm. Thurston County Public Works also brought in a radar trailer in April to display speeds; this marked a significant drop in higher speeds throughout the neighborhood, so we are hopeful that residents have become more aware of their activity on our streets.

The next step is community awareness through education. You may see more "Children At Play" signs, and hear discussion of speed bumps in HOA meetings. These bumps can cost upwards of \$3,000 each and we hope to avoid them. In the past 5 years we have many more children than in the previous ten years. Be it low visibility in rainy weather, or increased foot traffic in sunny weather, we all want to be able to enjoy the outdoors safely.

Please slow down, drive carefully and ask guests to, as well.

Spring Gardening Tips>>>

- Time to feed your lawn. A slow-release formula (low numbers).
- Prune limbs and branches that were frost or wind damaged.
- If your rhododendron and azaleas haven't bloomed, fertilize them. After they've bloomed, fertilize them again.

Monthly HOA Meetings

Every second Wednesday, 6:00 PM
Virtual Only

Meeting Link Located at: meridianacres.org
Community welcome and encouraged to attend!

Get on the Email List

To get the latest information directly to your inbox!

Join on the Association website at:
<https://meridianacres.org>

Have a little time to offer your community?
We welcome all volunteers!

Email us at: meridianacres@yahoo.com