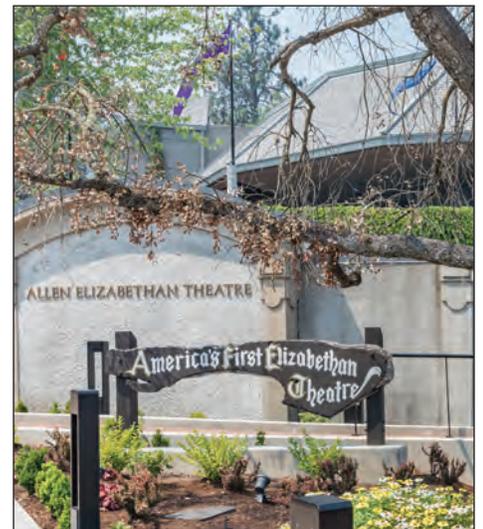




MOUNTAIN MEADOWS
We Own It. We Run It. We Love It!



Enclosed Information is provided by Mountain Meadows Owners Association. Information is subject to change and will be periodically updated.



Introduction

Of the many 55+ communities in this country, what makes Mountain Meadows unique?

At Mountain Meadows, we own our homes and we run our homeowners association, which gives us the opportunity to have a voice in the governance and management of our community. Mountain Meadows is not run by a corporation.

The city of Ashland is a big part of what makes Mountain Meadows special. It is a charming small town with big-city culture. It's home to the Oregon Shakespeare Festival, Ashland Independent Film Festival, Ashland New Plays Festival, and

Southern Oregon University (with its hugely popular Osher Lifelong Learning Institute for seniors). Enjoy Ashland's wide variety of interesting shops and many fabulous restaurants.

To learn about Mountain Meadows come for a visit, meet the residents, have a meal in the Dining Room, walk in the park, check out the community garden, and enjoy all that Mountain Meadows has to offer. We look forward to meeting you.

Visit our website www.mountainmeadowsashland.com

Or call our receptionist at 541-482-1806 Monday - Friday (8:30 - 5:00)

Governing documents and more financial details are available by request.

The Clubhouse

Our Clubhouse is the heart of the community. Here you can meet up with friends or get a healthy workout for your mind and body. Enjoy a vigorous game of water volleyball or be industrious in the Woodworking Shop. This is also where we meet for concerts, lectures or workshops.

Fitness Center

Our Fitness Center is accessible every day from 5 AM until 11 PM. The equipment includes treadmills, rowing machines, stationary bicycles, ellipticals, arm ergometers, Keiser strength machines, free weights and more. There is an indoor spa and a handicapped-accessible, heated pool, open Monday — Saturday. Our full-time Fitness Supervisor suggests individualized exercise regimens, teaches proper use of the equipment and leads a large variety of exercise classes.



Game Room

Open every day and evening, our Game Room invites residents to play pool, ping pong, poker, darts, and Wii. Spontaneous games or organized pool tournaments draw enthusiastic audiences. Evening poker sessions have become quite popular.

The Library

The popular Mountain Meadows Library is run by a group of dedicated residents who organize, maintain and constantly update a large collection of books, DVDs, audiobooks, magazines, and newspapers.





The Woodworking Shop

The well-equipped woodshop allows residents to work on their own projects. They can also join together on group projects such as the

beautiful gazebo by the pond in Madeline Hill Park or shelving for our library. Our tools and the workspace may be better than what you have in your current home.



Meadowlark Dining

The Meadowlark Dining Room is the social center of the community: a gathering place for healthful, delicious meals and socializing with neighbors and friends.

A Full-Service Restaurant

Choose from a menu that offers a wide variety of selections including vegan and gluten-free options. Our Executive Chef purchases produce and meat from local sources and takes pride in creating nourishing, tasty meals. All seafood is approved by the Monterey Seafood Watch. Different Chef's specials are regularly featured, and seasonal celebrations are scheduled throughout the year.

From its location on the second floor, diners have a breathtaking view of Ashland and the mountains surrounding our beautiful valley.

Alcohol

Residents often bring wine or beer to dinner for themselves or to share with friends. There is no corkage fee and the Dining Room provides beer and wine glasses. On Fridays residents gather for a BYOB "happy hour" in the Fireside Lounge adjacent to the Dining Room.

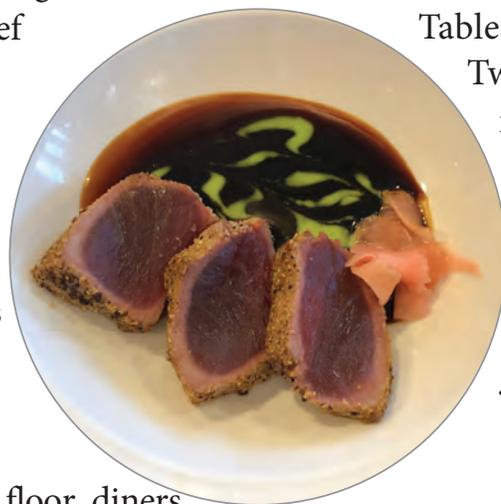
Dining Room Seating

Reservations are recommended for dinner and Sunday brunch but are not needed for lunch.

Tables for three or more can be reserved.

Two-tops are available for those who reserve for one or two persons.

There are also the ever popular "community tables" where residents can dine with friends or make new acquaintances.



Meal Charges

Portions of each resident's monthly dining dues are allocated to the Dining Room upkeep and to the meal allowance. These fees cover most of the Dining Room's operating costs and a portion of the meals the resident orders each month. Charges for additional meals and home delivery or takeout fees appear on each monthly invoice. For a small fee, guests may join a resident for a meal. No cash is used in the Dining Room, and it is a tip-free establishment.



Dining Room Hours

The Meadowlark Dining Room is open for lunch from 11:30 AM to 1:30 PM Wednesday through Saturday. Sunday brunch is 11:30 AM to 2:00 PM. Dinner seatings are from 5 – 7:00 PM Wednesday through Saturday.

If residents choose not to cook for themselves, they may order extra meals during the week to reheat on days the Dining Room is closed. Also, Ashland has many fine nearby restaurants.



Activities & Groups

Mountain Meadows is an active community. We invite speakers to share their knowledge and expertise. Professional musicians and music students from Southern Oregon University appear regularly. We join or form groups dedicated to a wide range of interests.



At Mountain Meadows there are many things to do and join to meet the varied interests of our residents. We arrange for entertainers and speakers to come for our enjoyment and intellectual growth. Interested in government? We educate ourselves on political/social issues and sometimes follow up with action beyond our campus.

Interested in volunteering? Residents volunteer at area schools, Oregon Shakespeare Festival, Ashland Independent Film festival, Ashland New Plays Festival, animal shelters, hospitals, area parks, food banks, and much more.



Want to contribute to decision making at Mountain Meadows? You can participate in a variety of committees, task forces and other groups that guide our community and promote its current and future growth.

Would you rather join a group just for the fun of it? We bike and hike in the beautiful Rogue Valley.

You can join the Meadowlarks, our own choir. Groups include poetry, creative writing, poker, pocket billiards, bridge, bocce, mahjong, theater, dance, films, trips and travel, book club and many more. Don't see what you like? Start an interest group yourself.



Residents performing at annual Community Picnic

Join a Committee – Join a Group

Current Committees (as of February 2020)

<ul style="list-style-type: none"> Activities and Events Architectural Review Community Art Community Marketing / Website Elections 	<ul style="list-style-type: none"> Emergency Preparedness & Safety External Outreach Subcommittee Finance / Reserves Subcommittee Fitness Food Services 	<ul style="list-style-type: none"> Grounds and Natural Areas Library Subcommittee Long Range Planning Resident Services Seasonal Decor Subcommittee
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Current Interest Groups (as of February 2020)

<ul style="list-style-type: none"> Bocce Book Club Bridge Cabaret at the Meadows Cascade Kiva (Poetry) Chautauqua Discussions Classic Movies Creative Arts Community Garden Documentary Discussions Environmental Responsibility Friday Forum 	<ul style="list-style-type: none"> Game Night Genealogy Happy Hour Hiking International Movies <i>The Lark</i> Literary Magazine Mahjong Meadowlarks Chorus MM Democrats Plus Music at the Meadows Ping Pong Poker 	<ul style="list-style-type: none"> Pool / Pocket Billiards Recorder Reiki SOCAN (Climate Action) Tai Chi Theatre Trips & Travel Vocal Fitness Water Volleyball Woodworking Shop Writers' Critique Yoga
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Our Grounds

Mountain Meadows is situated on 27 acres in Ashland, Oregon, 1.5 miles from downtown. The hillside location offers stunning views of Ashland and the mountains beyond, including the 7,500-foot Mt. Ashland.

Our grounds include the four-acre Madeline Hill Park, a pond, walking paths, several pocket parks, Hunter Green, the Community Garden and an arboretum. Kitchen Creek runs through

the property on its way to nearby Bear Creek, a tributary of the Rogue. Visitors often remark on the attractive

landscaping and maintenance of the entire property.

The beauty of our outdoor environment changes throughout the year as we enjoy Ashland's four moderate seasons. We have summers with low humidity and little to no rain, beautiful fall colors, winters with snow occasionally reaching the ground but mostly in the mountains, and an explosion of color in springtime.

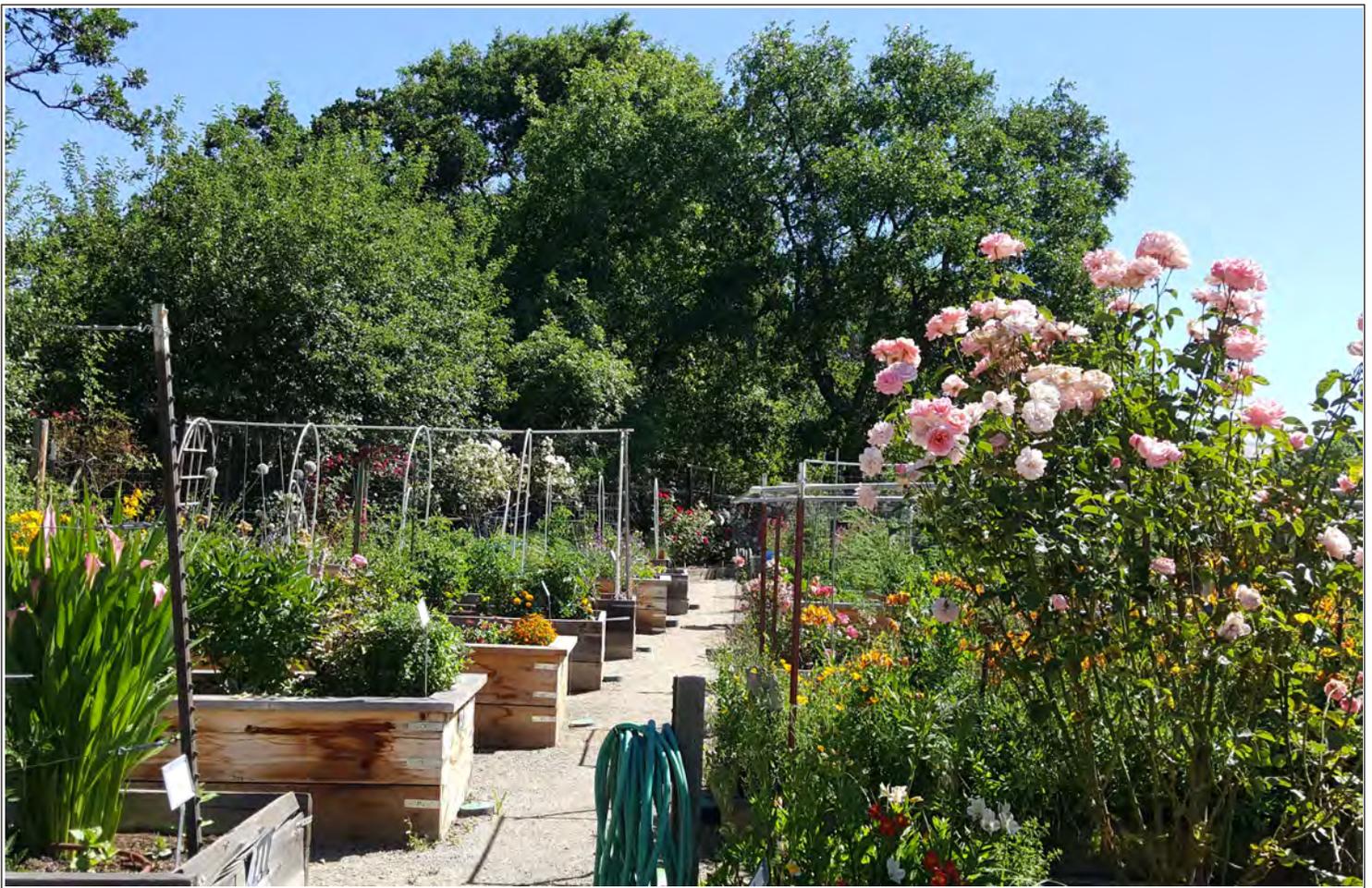
In addition, there is a bocce court and a horseshoe pit. You must see the beautiful gazebo overlooking the pond, designed and built in our woodworking shop by residents.



Getting Around

Sidewalks and paths connect the campus. There are a few steep areas, but the Clubhouse can be accessed by a series of skywalks and elevators from the Cottonwood Condo at the bottom of the hill.





Community Garden

The Community Garden consists of individual, raised planter boxes and berry rows as well as plots for special plantings such as squash and tomatoes, all centrally irrigated. Additionally, we have shared areas for composting, attracting pollinators, or growing flowers for use in the Meadowlark Dining Room and for gardeners to cut and take home.

Residents sign up annually for a garden plot and can choose, within reasonable limits, what they want to grow. Yearly we see a wide variety of vegetables, fruits, and flowers.



The Rogue Valley

The Rogue Valley provides natural beauty as well as cultural resources including theater, music, and film. Southern Oregon is also home to a richly growing and respected wine region. For the outdoor enthusiast, opportunities are varied in our wild lands and rivers.



Oregon Shakespeare Festival

This renowned festival celebrates the works of the Bard with talented professionals who offer original interpretations of these timeless works as well as a rich repertoire of classics of the American stage, contemporary new works, and musicals. You can also enjoy local theater throughout the Rogue Valley.



Ashland Independent Film Festival

Every year in April, independent films are showcased at this five day festival in Ashland. In addition to screenings, there are presentations by filmmakers followed by interesting discussions.



Lithia Park

Lithia Park, designated one of “Ten Great Public Spaces in America,” offers hiking trails, tennis and pickle-ball courts, free summer band concerts, a Japanese Garden, ponds, a rose garden and much more. It’s a delightful retreat in the heart of town.



Southern Oregon University

SOU adds greatly to the Ashland community as its students connect through internships, capstone projects, and research. Many of its cultural opportunities such as theater, musical productions, as well as some classes are open to the public.



Osher Lifelong Learning Institute

OLLI, as it is affectionately called, is learning for the fun of it. For one annual fee, choose from over one hundred courses offered in each of three terms. OLLI's motto is: "Come for the classes ... stay for the connections."



Rogue Valley Symphony

Rogue Valley Symphony performs in the SOU Music Recital Hall, one of the best such venues in the Pacific Northwest.



Rogue Valley Wineries

The Rogue Valley with its climate and variety of grapes offers a "full-spectrum, wine-touring." It was voted in 2017 as one of the ten top locations in the world for a wine experience.



The Rogue River

Whether you want to brave the rapids at the helm with some of your closest friends or just enjoy the ride with an experienced guide, the Rogue is a challenge and a thrill. Relaxing floats on rafts are also possible as are fabulous fishing, picnicking, and hiking.

We Run It

At Mountain Meadows we own our homes, and with ownership we take the responsibility of governing ourselves.

Governance

As a planned community under Oregon law, our 226 homes, both single-family houses and condominiums, are individually owned and linked together by the Mountain Meadows Owners Association (MMOA). We are a self-governed community, guided by our governing documents and led by the MMOA Board of Directors (seven owners elected by homeowners). Condos have their own governing boards to deal with condo matters.

Management

The Board of Directors administers MMOA's contract with a professional management company, which handles the day-to-day operations and management of our campus.

Maintenance of the evolving landscape of our natural areas, parks and grounds is handled by a second company under an MMOA contract, which is also administered by the Board of Directors through its Community Director.

MMOA contracts with a third company for the operation of our Dining Room and kitchen. This food service company's on-site Director of Dining Services hires and oversees the friendly and efficient wait staff while our Executive Chef runs the kitchen.

Transparency

All meetings of the MMOA Board and committees are open to all owners and residents. Exceptions are only for consultations with legal counsel, personnel matters, negotiation of contracts, or other matters authorized by Oregon state law. All meetings have agendas and minutes, which are available to all owners and residents on our website and by Clubhouse posting.

How it Works

The MMOA provides comprehensive self-governance for our community of about 280 residents. Governing a community such as ours places demands on Mountain Meadows owners and residents. However, our community works because residents bring a wide range of life experiences and take strong interest in our success and well-being. Many residents are active on one or more governance committee(s) and/or task force(s). It is this strong sense of volunteer leadership that makes Mountain Meadows thrive.

Committees

The MMOA Board has authorized committees to assist the Board in its duties. Those committees are staffed and led by volunteer owners/residents. *See page 7 for a listing of these committees.*



The new Clubhouse expansion just days from completion December 2018



Groundbreaking October 2018

Financial Health

Mountain Meadows is financially very strong with a solid balance sheet that reflects healthy amounts in both our operating and long-term reserve accounts. We also carry no debt. Because we are a not-for-profit organization, we never have to sacrifice the quality of the services we provide to our residents for the sake of making a profit. We receive no state or federal funding.

Management of Finances

Finances are managed by the Mountain Meadows Owners Association's (MMOA) Board of Directors and its Treasurer with assistance from the Finance Committee and accounting services from the professional management company. Financial records receive an annual review from an independent CPA.

Dues

The owner of a home in Mountain Meadows pays monthly MMOA dues. The current dues (2020) are detailed below:

Operations (per home)	\$424.23
Reserves (per home)	\$46.58
Dining Room (per person)	\$95.00
Meal Allowance (per person)	\$85.00

Single Occupancy **Total**.....**\$650.81**
Double Occupancy **Total**.....**\$830.81**

Owners of condominiums pay additional monthly dues that vary from association to association. Contact your Realtor or our management company for those current dues.

Projected Dues

The Declaration for our Planned Community (also referred to as CC&Rs) limits the year-over-year increase in MMOA dues according to a formula based on inflation rates. Owners may vote to disapprove any budget that requires dues increases above the applicable limit.

Capital Improvements

A portion of our monthly dues supports minor capital improvements for the buildings and grounds of our 27-acre community.

MMOA's Long-Term Reserves

Recently our 30-year reserve plan was thoroughly updated and approved by a leading reserve studies company. MMOA has never levied a special assessment on our residents in the past 20 years. Our healthy Reserve Fund gives us confidence that we can maintain this record.



MMOA 2020 Board of Directors Meeting



How Dues Are Spent

Life Enrichment

- Restaurant dining
- Fitness Center with pool, spa and a variety of exercise equipment
- Complimentary exercise classes taught by our Fitness Supervisor
- On-site fee-based classes (Yoga, Tai Chi, Water Movement)
- Game Room (pool table, poker table, ping pong, darts, DVD & Wii)
- Clubhouse for interest groups and activities
- Meeting rooms and private party spaces with kitchen
- Presentation equipment and large screen TVs
- Up-to-date Library, printer and computers for resident use
- Fireplace lounges and complimentary coffee & tea
- Wi-Fi in Clubhouse, Dining Room, Game Room, Fitness Center
- Community park with pond, stream, arboretum & walkways
- Bocce court and horseshoe pit
- Fenced Community Garden (raised beds, berry rows & irrigation)
- Well-equipped Woodworking Shop
- Copy of the Weekly Update (WU)
- The Lark* – a quarterly resident literary magazine
- Three pianos in our Clubhouse
- On-site massages and foot care services at reduced fees

Freedom from Maintenance Chores

- Landscaping and irrigation for street-facing yard care
- Exterior window washing (group rate for interior windows)
- Cleaning of downspouts and gutters
- Repair of most sidewalks, safety railings & some retaining walls
- On-site handymen available for some tasks with no labor charge
- Additional on-site handyman services available for low cost

Professional Management

- Experienced on-site Community Director
- Helpful, responsive staff to assist the Community Director
- Clubhouse Receptionist
- Resident Services Director
- Professional accounting staff to help manage our books
- Landscaping, maintenance and lighting for parks and common areas
- Housekeeping for common areas
- On-site Fitness Supervisor
- On-site maintenance team
- Resident website management

Medical & Transit

We are an independent living community. Residents are responsible for obtaining their own medical and healthcare services. We do employ a Resident Services Director who provides guidance and recommendations for professional healthcare resources.

Medical and Healthcare Services

The Rogue Valley offers comprehensive medical service and has three major medical facilities. Asante Ashland Community Hospital and Urgent Care (Valley Immediate Care) provide excellent care right in Ashland. Easy access to premium healthcare is another good reason to make your home in the Rogue Valley.

In-Home Care Services

In-home services are privately contracted by the residents. Our Resident Services Director can help you find the services that match your needs.



Transportation Services

Mountain Meadows residents who don't drive can use affordable shuttle and taxi options in the area. There are also two non-emergency medical transportation providers. Uber and Lyft options are also available. Rogue Valley Transit District (RVTD) offers the Ashland Connector within Ashland upon request.

Traffic

Say goodbye to traffic jams. Occasionally a strolling deer may cause a brief delay.



A few smiling faces and some thoughts to take home



“I made more friends in the first three months I lived at Mountain Meadows than in the last 15 years where I lived before. And, it’s not rainy like it is in Portland!”

Hunter – Ashland, Oregon



“The first thing we noticed when we visited was how friendly and interesting the people are. For a small town, Ashland offers great theater, music, mountain hiking, biking, and so much more. It’s everything in one great location.”

Jack & Mona – Sarasota, Florida



“Having lived in Washington, D.C. for 52 years, I am living my dream in a beautiful valley surrounded by mountain ranges, enjoying performing arts and fine dining rivaling the East Coast – and all just ten minutes away!”

Pam – Washington, D.C.



“I didn’t have to spend my life savings to buy into Mountain Meadows. We own our home, build equity and share ownership of our community.”

Miyo – Sacramento, California

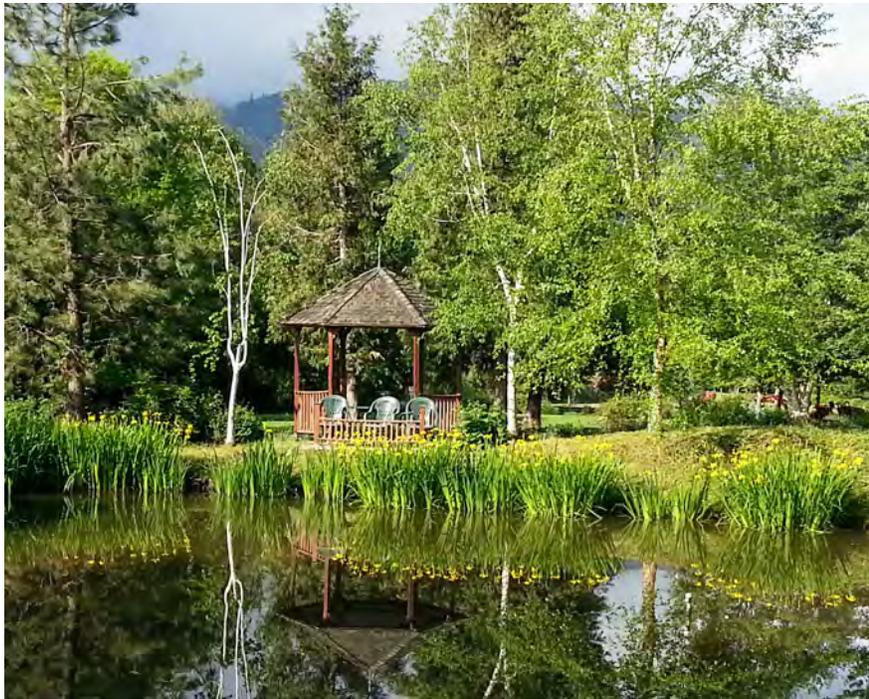
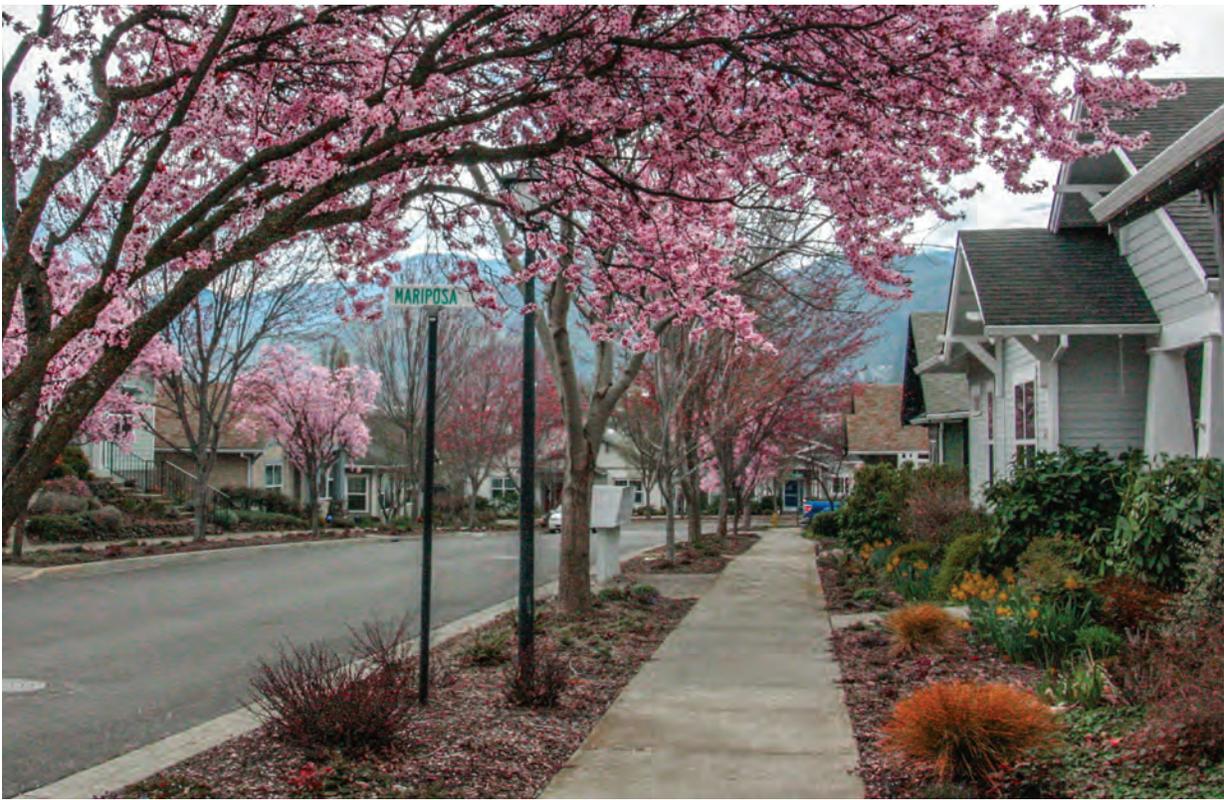
“Love the Dining Room experience! Reserve with friends or join a community table. Enjoy great conversation and socializing without food shopping, cooking or cleanup!”

Donna – Bexley, Ohio

“We looked for an active, welcoming community where we could be personally involved. Our interest in the world-class Oregon Shakespeare Festival for the past 20 years happily led us to Mountain Meadows.”

Carol & Richard – San Francisco





Mountain Meadows complies with all laws relating to accommodating persons with disabilities. While MMOA does not provide any care facilities, residents are free to retain whatever assistance may be necessary for their full health and enjoyment. MMOA makes all reasonable accommodations to enable persons with disabilities to navigate all common areas, and where necessary will allow reasonable modifications.

Services, facilities and amenities described herein are current as of the publication date of this document and are subject to change in accordance with the MMOA governing documents

