

PRESIDENT'S COLUMN

MEADOWS SOUTH HOMEOWNERS

FALL NEWSLETTER

DECEMBER 2018

Dear Friends and Neighbors,

As many of you are aware, effective November 29, 2018 at the HOA Board Meeting, significant changes occurred. One of the major changes was the removal and addition of several board members. (See listing attached. We will update it as we get phone numbers and email addresses of all current board members.) We have all experienced the difficulties of transition and change. It's time we move forward in our attempts to bring harmony, majority agreement, and unity back into our community. Every homeowner in this community (in good standing as described in our Bylaws) has a voice and as your new interim President, I will do my best to assure that those channels are open to each and every one of you. Your input, feedback, and concerns all help shape how we prioritize community issues and problem resolutions. Due to the recent problems we've had, emotions are varied and strong. We will not engage in the "blame game" or linger on the past. It's time to move on and get back on an even keel. With that, I want to encourage all homeowners to review their Bylaws and governing documents. The more knowledgeable you are in understanding our governing documents, the more clarity and understanding you will have as to the responsibilities of the Board of Directors, as well as the "how to's" of an efficient functioning Board of Directors. The Board is here to serve you and I, as President, submit to the Board. The Board of Directors represents the homeowners and matters of concern are brought up to the Board, who then discuss the issues, and attempt to find a resolution. Everything is done by vote and oftentimes, depending on the area of concern, is brought before the homeowners at the Annual Meeting or through special correspondence, and the homeowners make the final decision. If bylaws need to be amended or changed, it will be the homeowners who decide and have the final vote. We are all in this together and it's up to us to mold and maintain the tone of our neighborhood, as well as uphold the financial integrity of our HOA funds.

The very first thing on our agenda is to get the nomination forms for Board membership out to the homeowners. At the end of this short Newsletter, you will find a nomination form. If you are interested in serving on the Board of Directors OR would like to nominate a homeowner to serve, please indicate that information on the form and return it to us. It's a very simple process and further instructions are on the form. If you nominate someone other than yourself, the Secretary will contact that person to see if they are willing to accept the nomination. If so, their name will be added to the Official Ballot, which will be mailed in the homeowner packets at least 30 days prior to the Annual Meeting. Please note that there is a cut-off date for all nomination forms. **Please have the nomination form back to us no later than Friday, December 30, 2018.** Shortly thereafter, you will receive your homeowner packet which will give you the details of the Annual Meeting – when, where,

time, etc. At this late date, we are looking at the first Saturday in March, but will let you know as soon as we have that information available.

Also forthcoming will be a list of the Board of Directors with their contact information and building assignments. At that time, you'll know who your building director is and how to contact him or her should you have any issues of concern. A listing of the Board Members is attached, but will be updated and included in the annual homeowner packets which will be mailed out sometime in December.

Our regular monthly Board Meetings will go back to every 3rd Tuesday of the month. We are changing the time from 6 pm to 7 pm to make it a more convenient time for those board members who work, as well as any homeowners who want to attend. Notices will be posted on the bulletin board. Again, due to prior circumstances, we are not sure at this point whether the December board meeting will be held at the Civic Center on Hopkins Avenue or whether we will be back at Indian River City Church. But, we will let you know the location at least 48 hours in advance. Hopefully, we'll know even sooner than that. So, just hold tight, and we'll get things rolling in a consistent manner that hopefully is convenient for everyone.

I realize there are still a lot of unanswered questions. Please be assured that we, the Board of Directors, are addressing issues in order of priority to the best of our ability. Once we get back on track, we'll update you on our grounds and maintenance issues, the repair of broken sprinklers, the lack of reclaimed water availability, etc. **We will also be updating our Meadows South Association website** where you will be able to find Minutes of our Board Meetings, as well as monthly Financial Reports, including copies of our Community Credit Union Bank Statements. You will find information on upcoming meetings and events. You will also find a list of the board members indicating who your Building Director is. The website address is: www.meadowssouth.org.

We ask for and appreciate your patience during this time of transition. For those of you who volunteered to help in the near future to assemble the homeowner packets, thank you! We need you and will definitely be calling on you to come on out and give us a helping hand. (And don't forget the cookies!)

Please remember, the HOA drop box is located midway down on Entrance 1. Please use it to share your feedback, ideas, concerns or any other matter that we can assist you with. Simply jot down your concern and drop it in the HOA box. These issues are brought up and handled under Correspondence at our monthly board meetings.

Thanks for your support!

Joleen Thomas, Interim President
Meadows South Homeowners Association

IMPORTANT ANNOUNCEMENTS FROM SECRETARY

NOTES AND REMINDERS:

Lawn Day - Green Troops Lawn Service is mowing every other week now and they start early on Tuesday mornings. Please be sure your car is pulled away from lawn by 1 foot so they can have access to your yard. Also, as our bylaws state, it is up to each homeowner to be sure the lawn is clear of lawn furniture and lawn accessories. Please refer to your Bylaws: **ARTICLE 6 – RULES AND REGULATIONS – SECTION 5 – LAWNS.** A. On lawn maintenance day, it is the owner's responsibility to make sure lawns are free of hoses, above ground sprinklers, toys, and any other items that would hinder lawn mowing and edging.

Pest Control – Our pest control man, Bruce, comes the first Tuesday of every month to spray inside our units for pests. Whatever "order" you are in his sequence, is the time he will be at your door. (If that Tuesday is a holiday, he will inform the Secretary and she will put a notice on the bulletin board of when he will be here in lieu of the holiday.)

Roofs and Shingles – If you are planning to have a new roof put up, please be sure and refer to the By-laws. We have some very specific requirements, including size and color.

Car repairs are prohibited on the premises, except for replacing a dead battery or changing a flat tire. Please refer to our By-laws. **ARTICLE 6 – RULES AND REGULATIONS – SECTION 2 – RULES: I.** No automobile repairs, oil changes, etc., (excluding flat tires and batteries) may be made within the complex. Oil spills must be cleaned up promptly.

Parking – Do not park on the grass or on Association streets. Every unit has 2 vehicle parking spots for their use. If you are having company and need an extra space or two, ask a neighbor if you can use one of their spots. We continually have to replace broken sprinkler heads and one of the reasons is that some people are parking on the grass. It is prohibited. We all need to work together on this.

Pets – Please, please, please pick up after your pets. Also, be sure to keep your pet on a leash when walking him or her. Consideration goes a long way in keeping cleanliness and peace in the neighborhood. Thank you~

Monthly maintenance fees:

Things will go on as usual.....

Just a few requests to avoid problems making sure your payments get posted correctly. 1. Fees are currently \$85.00 a month. You can pay this monthly, quarterly, semi-annually, or annually. 2.

*We make our friends; we make
our enemies; God makes our next
door neighbor~~*

Checks should be made payable to: **The Meadows South Association**, not to any individual. 3. Please do not “white out” or erase anything on a check. The bank will reject it. 4. Checks can be dropped off in the drop box by the bulletin board at Entrance #1 or mailed to: PO Box 5635, Titusville, FL 32783. The box is checked on a regular basis throughout the month. If you want to receive a monthly invoice, they can be emailed. Please send the email address with a note listing your Unit # and that you want to receive the invoice to: treasurer.mshoa@meadowssouth.org and your account will be so noted.

When someone cuts down bushes or trees, it is their responsibility to dispose of it. If it is small trimmings, it can go into the dumpster as long as it doesn't fill it up. If it is a lot of tree limbs and foliage, it should be either taken to the dump on 405 or it should be dragged down to the corner of the street and the resident should contact the City to make arrangements to have them come pick it up.

One last thing, please do not throw bed mattresses (especially with bed bugs) into our dumpsters. It is the resident's responsibility to get it over to the dump – the sooner the better. With that same thought in mind, please do not place appliances or furniture next to the dumpsters....or sitting in your yard. They will not be picked up by the City. It is the resident's responsibility to remove them from the property.



HAPPY HOLIDAYS!

2018 – OFFICERS AND BOARD OF DIRECTORS

OFFICERS

Jodi Thomas – 1283-C	President	president.mshoa@gmail.com
Katherine Call – 1321-D	VP	vicepresident.mshoa@gmail.com
Jackie Higgins (1305-B)	Secretary	secretary.mshoa@gmail.com

BUILDING DIRECTORS

BUILDING(S) ASSIGNED

E-MAIL

Samantha Marshall – 1315-E	marshall.samantha.jodie@gmail.com
Sharleen Marshall – 1283-E	samarsh55@hotmail.com
Joe Doyle – 1333-A	D4849@yahoo.com
Joann Cahoon - 1333-B	jacahoon@yahoo.com
Theresa Reimer – 1333-E	tmr1333@aol.com

NOMINATIONS FOR OFFICERS AND BOARD MEMBERS FOR 2019

If you are interested in running for an elective office of Meadows South Association, please self-nominate by placing your name and the position you are interested in, on the line below. If you are interested in nominating someone else, please do the same. It will be up to that person whether they accept the nomination to run or not.

Drop your nomination form in the Meadows South Lock Box located between buildings 1337 and 1341. This will insure that your name is on the ballot.

Please be sure that we receive your form **no later than Friday, December 30** so that the Board will have time to include it on the Official Ballot in the Annual Homeowners Packet to be mailed out in mid to late January. If you are mailing your nomination form back to us, please mail it in enough time to reach us by December 30th. Thank you.

There will be no nominations from the floor at the Annual Meeting.

(Tear or cut along dotted line and place bottom portion into Meadows Drop Box or mail. Thank you. Nominations can also be mailed to: Meadows South HOA, P. O. Box 5635, Titusville, FL 32783)

NAME: _____ UNIT NUMBER: _____

POSITION: (Choose One) _____

(President, Vice President, Secretary, Treasurer or Board Director)