

# **MEADOWS SOUTH HOMEOWNERS SPRING NEWSLETTER**

**MAY 2018**

## **PRESIDENT'S COLUMN**



Dear Friends and Neighbors,

As we move toward our summer season, we have much to be thankful about. Your input, feedback, and concerns all help shape how we prioritize community issues and problem resolutions. We have a stellar Grounds and Maintenance Crew that work hard to accomplish keeping our fences, irrigation, and lawns groomed and in good repair. Everyone should now have reclaimed water and if you don't, please contact your building director or maintenance to find out why you don't and have it repaired. Keep in mind that our water system runs on "zones" and some areas get their water in the middle of the night. We also have a new trash bin at entrance 3 and hopefully will have a new one at entrance 1 very soon.

We are pleased to announce Joann Cahoon as our newest member to our Board of Directors. She shares our enthusiasm in wanting to make Meadows South a great place to live and will be the Building Director for 1305 and 1309. Mary Harvey is now our new Bookkeeper for Meadows South. She has taken over the duties that Theresa Reimer performed as Treasurer after her resignation on April 17<sup>th</sup>. Mary has over 30 years of experience in banking and we are so glad to have her. Please welcome them both for their service to the community.

Our Board of Directors is in need of at least 2 more members to fill vacant spots on our Board. For those of you who would like to make a difference in our community, please consider filling one of these seats. We will welcome anyone who wishes to work together as a team for the good of the Association and its members. We meet every 3<sup>rd</sup> Tuesday of the month at 6:00 pm at Indian River City Church except July and August. Any homeowner who wishes to be put on the agenda to speak at a board meeting needs to get approval from me 7 days prior to our Board Meeting, or they will have to wait until the next meeting and a limit of two (2) persons will sometimes need to be imposed for the sake of time and efficiency.

### **Friendly Reminders:**

1. Maintenance fees are due by the 5<sup>th</sup> of every month. After the 5<sup>th</sup>, a \$5 late fee will be applied. A \$10 fee will be applied every month after the first late month up to 6 months. At 6 months, your account will be turned over to our attorney for collection.
2. Privacy fences must have board approval and be 6 foot high, white vinyl, with two 4-foot wide gates on each side. They must be in conformity with governing documents and community guidelines. No exceptions will apply and violators will be asked to take down their fence if not

in compliance. If fence does not come down, the matter will be turned over to our attorney (pending Board approval on May 15, 2018).

3. Units must be free of mold/dirt on the outside, no trash in front or back of the unit, shutters must be up and in good repair, screen doors must be in good repair, short front wall must be free of mold/dirt and in good repair. Please help to keep our property values up by keeping your unit cleaned up. Violators will get a letter asking for compliance within thirty (30) days. If violation is not corrected in thirty (30) days, a second letter will go out with a fifteen (15) day warning. If violation is not corrected within the fifteen (15) days, matter will be turned over to our attorney.
4. Do not leave food or bread pieces outside for birds. It is attracting cats and rats in our community. If any members have borrowed Association rat traps, please contact Robert Stuck so they can be returned and accounted for.

One final thing I would like to share. We are the Board of Directors, voted in by the majority of homeowners. I personally thank you for your trust in us to serve you and do the best we can to keep Meadows South a nice and safe place to live. We also strive to keep the property values up by keeping our homes attractive and in good shape. In order to do that, we have governing documents that we must abide by. Sometimes, when an issue comes up and a homeowner is asked to comply with the bylaws, offenses are taken and we end up "being the bad guy and the bully." That is not the case! In fact, it's just the opposite. Please keep in mind that our job is about "principles" and not "personalities." When we ask you to comply with a bylaw, we have no ulterior motive other than to abide by our governing documents. Please remember, it is the Board's responsibility to enforce our bylaws.

I appreciate all of you and realize for the most part that sometimes circumstances and issues come up that become obstacles for some people. Sometimes it's financial, sometimes it's a physical disability, or even an elderly person who may be alone and not able to do some of these things. And sometimes it's a combination of all. But, we are here to help and we have compassion for those who need an extra hand now and then. If you fall into any of the above categories, please let your Building Director know what the problem is and we will do our best to help you resolve it. We never want to become so legalistic that we lose touch with the most important thing of all – and that is caring about our neighbors and friends and helping when a true need arises.

**Do the best you can, and don't take life too serious.**

**Will Rogers**

Diana Toepfer, President  
Meadows South Homeowners Association

## **IMPORTANT ANNOUNCEMENTS FROM SECRETARY**

### **NOTES AND REMINDERS:**

**Lawn Day** - Green Troops Lawn Service is mowing every 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~



*Please check your soffits and rain gutters. Some are in need of repair.*



## **Now that we have a new bookkeeper:**

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. Checks should be made payable to: **The Meadows South Assoc.**, 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](mailto:treasurer.mshoa@meadowssouth.org) and Mary will gladly update your account.

**GUESS WHAT?** We have a new website for all homeowners and tenants to check out a lot of the latest information. The website address is: [www.meadowssouth.org](http://www.meadowssouth.org). Every person in Meadows South who requests access to the website will have to register. Once you have been approved by the Website Administrator, you will receive an email advising you to log on and choose your own password. It is pretty self-explanatory. Beginning July 1<sup>st</sup>, Board Meeting Agendas and Minutes will be posted, as well as a lot of other helpful information. Our governing documents will be on the website, as well. A listing of the Board of Directors and their contact information will be also be posted. This website is still a process in work, but we have the basics up and running and will continue to add to it as we go.

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.

# ***HAVE A SAFE & HAPPY SUMMER!***

**THOUGHT TO PONDER: BE THE CHANGE YOU WISH TO SEE!**