



**MEADOW'S SOUTH HOMEOWNERS
FALL NEWSLETTER
October 2019**

Friends and Neighbors:

As you may remember the number one priority set for the existing Board to tackle and get done this year was the long overdue revision/update of our By-Laws.

A special By-Law Committee meeting was held in August. In advance of this meeting a letter was sent to all owners advising the location and time of this meeting and asking for your input on what you felt needed to be updated in the By-Laws. I asked you send letter back or e-mail me with your response. I must say I was very disappointed in the response to both the meeting and the letter. Very few owners attended the meeting and there were NO responses to the letter.

The draft of our proposed revisions/updates has been sent to the Attorney for review. We are asking them to review the proposed revisions on legal grounds and to give their advice on where they believe our By-Laws can be strengthened. If the Attorney completes their review of proposed revisions to our By-Laws in time, they will be included in the Annual Homeowners Packet you will receive in mid-December. If not, we will have to call a special meeting of homeowners later in 2020 for purposes of voting on the proposed revisions. If this is necessary you will be notified 30 days in advance and will have an opportunity cast your vote by mail if you are unable to attend this special meeting. Your votes will determine the outcome of any proposed By-Law changes.

The Annual Homeowners Meeting will be held on Saturday, January 18, 2020 at Indian River Methodist Church, Room 153. It is scheduled to begin at 10:00am but we are asking that you arrive early to allow for the registration process to be completed prior to that time. **NOTE: SELF-NOMINATION FORM IS INCLUDED ON THE LAST PAGE OF THIS NEWSLETTER. IF YOU INTEND ON PUTTING YOUR NAME ON THE BALLOT OF OFFICERS TO BE VOTED ON AT THE ANNUAL MEETING THESE FORMS MUST BE RETURNED NO LATER THAN FRIDAY, NOVEMBER 23, 2019. THERE WILL BE NO NOMINATIONS FROM THE FLOOR.**

COMMUNITY MAINTENANCE: Owners need to be aware that our maintenance and lawn service companies are independent contractors who work for other communities and individuals in the region. They are NOT employees of The Meadows South or on-call repairmen for individual Owners. We ask that you not contact these persons by telephone, or personally when they are on the property. This simply delays their activities and prolongs the duration of time they have allowed to perform their duties as applies to The Meadows South HOA. Any problems you experience with either of these companies should be reported to your building Director. Any corrective action will be taken by the Board.

Our maintenance crew, Kevin Wright and Shawn Holt, have been working hard at keeping the property common areas maintained, and sprinkler system functioning.

Their responsibilities regarding landscape maintenance stop at the Owner's property line. It is the Owner's responsibility to take necessary steps to maintain their property front and back. This is beginning to become a problem. Our yards run together so any overgrowth eventually encroaches on your neighbor. Kevin and Shawn are available for hire by owners for assistance with the landscaping on their property with the cost being the responsibility of the individual owner.

There are many reasons for the failures occurring in our irrigation system. Based on reports from the maintenance crew it appears the majority revolve around blocked solenoid controllers, broken wiring and failure of PVC piping. The wiring system is buried so close to the surface that it is easily damaged and some of the PVC piping is failing due to age and caustic nature of the water running through them. Re-claimed water, which is not safe for consumption, has a high particulate count. This means that the solenoid controllers get dirty quickly and require cleaning more than if regular city water were used. The primary way these issues are found is when owners report mal-functioning sprinklers or a flooded yard. It is imperative that you report these issues immediately to your building Director, or the Board person responsible for monitoring their work, so that emergency situations can be dealt with quickly and non-emergency situations can be prioritized and added to the worklist that the maintenance crew works from. The Board member responsible for monitoring the maintenance crew is Katherine Call.

Our maintenance crew have also been very busy doing what they can do to make our streets safe. The pavement "slow down 10 MPH" notifications have been re-painted. Stop signs have been placed at all entrances to encourage stopping before bicycle lane begins. As is the case statistically, our own residents are the worst offenders of the 10 MPH speed limit. It is important for drivers to be more aware that in certain areas of our community there are children. Even if the child is not in the street playing, we all know how quickly a child will run into the street after a toy. They operate on impulse which can in many instances be tragic. We also have many residents who walk the neighborhood with their dogs that need to be considered and a few who use walkers on the road to retrieve their mail and just maintain their mobility.

Our building Directors, those responsible for identifying non-conformance of the By-Law Rules as well as maintenance (including irrigation system) items that needs to be done, need your help. I am asking you take an active interest in your community by contacting the Director assigned to your building, in writing, when you feel there is a problem in the community you feel the Board needs to be made aware of. Your Director will bring your issue to the next Board meeting for consideration and/or resolution. These written notifications/requests can be put in the Association drop box located at entrance #1. Letters are being sent and time given, before fines are attached, for owners to remedy any non-conformance issue. **NOTE: WE NEED BUILDING DIRECTORS. IF YOU ARE INTERESTED PLEASE CONTACT AN EXISTING BOARD MEMBER SO THAT YOUR NAME CAN BE PUT BEFORE THE BOARD FOR APPROVAL.**

Financially we are doing well, especially when you consider that everything continues to become more expensive. The biggest expense the HOA has for services is what we pay to Spectrum for the provided cable services. The cost to the HOA for these services was \$3446.15 per month in 2010. The current cost for these services is \$5946.24 per month and increases 5% each year. Contact was made in an attempt to re-negotiate our contract with Spectrum. The response was that our contract, renewed in 2016, is not eligible for re-negotiation until 2022.

I sincerely hope you feel confident that I have been doing my job as President and look forward to seeing you at the Annual Meeting where I will again be putting my name forward for the position of President.

In closing I want you all to reflect on how easy it is to just go along doing your own thing when business appears to be taken care of ***BUT that it takes the entire community to make an HOA effective.***

Katherine Call
President, The Meadows South HOA