

**MEADOW'S SOUTH HOMEOWNERS  
SPRING NEWSLETTER  
MAY 2019**

**PRESIDENT'S COLUMN**



Friends and Neighbors,

With the ever-increasing isolationist tendencies of our cyber world it is important for us to remember that our community is still made up of people whose lives are impacted by actions of others. We all want a safe, clean neighborhood to live in and this will only happen if we **ALL** start caring about our neighbors. Not just those close to you but those in other buildings in the community. It is my personal hope that past grievances and anger can be forgotten and that we move forward with a new appreciation of our neighbors and our community.

This year's Annual Meeting being pushed back to March made it difficult, if not impossible, for some of our owners to attend. Our Annual Meeting in 2020 will be back at its original schedule and location in January. Actual day and time to be determined.

We are once again holding the monthly Board meetings on the third Tuesday of the month (except July and August) at the Indian River Methodist Church. Meetings start at 7:00pm and usually last for about 1 hour. Currently we hold these meetings in a small room (#115) because the size of the Board does not warrant a larger one. However, since Members are welcome to attend these meetings, we would ask that you contact us well in advance of the meeting date if you plan on attending. That way if the number of persons attending would require a larger space, we can try to make arrangements with the church.

Our Board has put on many new members. We now have nine Building Directors which means that the number of buildings each Director is responsible for is lower allowing them to more effectively do their jobs. Our Building Directors are your representatives at the monthly Board meetings. This is why you need to get to know them and share your concerns and questions with them so that they can make the entire Board aware of any neighborhood problems and provide you with the information you need. Attached is a current list of Building Directors and their contact information.

There is one key position that has not been filled on the board. It is the position of Treasurer. Since there are certain duties that need performing by this position, I have been doing those duties myself to the best of my abilities.

I am sure that most of you have already noticed that our maintenance crew, Kevin Wright and Shawn Holt, have been back for several months and are diligently going about the business of making things work and look good in our community. Since they are independent contractors, not actual employees, they are free to work with all of you on any repairs and/or work you want or need done on your property. We ask that if you have issues with this crew that you let your Building Director know so your concerns can be brought to the attention of the Board and dealt with appropriately.

Our lawn crew are also independent contractors and any disputes and/or concerns need to be routed to your Building Director so that the Board can take what ever action is appropriate. They respond to requests and changes in how they do things only when it comes from the Board.

Concern has been raised by some Members regarding fruit trees that are not being harvested or cared for. The fruit is being left to rot on the ground which is attracting rodents and snakes. If you have fruit trees on your property it is your responsibility to maintain them and that fruit not be allowed to stay on the ground. Your second option would be to have the tree removed.

Termite swarms were found in several buildings within the last couple of months. All have been dealt with on the outside by Terminix who has also worked privately with the owners with any work required inside the structure. In all instances the colony was found under paver stones used for patios and walkways. If you do any removal of pavers on your property and cause a termite swarm please reach out to your Building Director. They will report the problem immediately and Terminix will be contacted to come asses the situation.

## **HOW MUCH DO WE LOVE THE NEW FENCE BETWEEN OUR PROPERTY AND THE CHURCH SCHOOL NEXT DOOR!!!!!!**

Friendly Reminders:

1. Maintenance fees are due by the 5<sup>th</sup> of each month. Our Bookkeeper picks up mail from the Association Box on that day in the afternoon. **Any checks put in the Association Box after the 5<sup>th</sup> will be considered late regardless of the date on the check.** So, it is important that your check be in the Association Box on or before the morning of the 5<sup>th</sup>.
2. Remember when doing any planting in your back yard, that nothing permanent, such as a tree or shrub, can be planted in the easement area that begins six (6) feet in from your outer property boundary line.
3. Each unit is allotted, by the Association, two parking spaces. Parking on grassy areas, private or common, and parking on the street, is prohibited.
4. Owners that rent their units are required under Section 8 of the By-Laws, to submit a tenant's application, together with the approved lease, to the Executive Committee.
5. Please keep in mind that we are a Deed Restricted Community and our By-Laws are very clear about children playing in the streets. **Please read your governing documents – RULES & REGULATIONS – F.** Our roadways are not playgrounds. No skate boarding, roller blading, scootering, ball playing, or bicycling on the roadways of the development.
6. Sheds or fences are not to be placed in the easement area. Before putting up a shed or a fence, a written request must be provided to the Board. The homeowner will be notified of the Board's decision following the next scheduled Board meeting.

Neighborhood Concerns:

1. Hurricane season will start soon so now is time to plan. Please make sure to notify neighbors and your Building Director if you will be staying or evacuating. Include phone numbers to contact you as well as alternate contacts in case of emergencies. This information will help after the storm is over to determine who may need immediate assistance if buildings are damaged or destroyed. Neighbors watching out for neighbors are the best way to get through emergencies and disasters.
2. Please help your Building Directors to serve you better! If we don't have the CURRENT contact info for residents and owners, we can't serve you effectively. Information for contacting your Building Director is available on each bulletin board and your Directors are trying to get to know you so they can address your concerns. If you don't have the Contact form, just drop off a slip of paper in the drop box by the bulletin board on Entrance 1 with your unit#, name, phone number and email so we can update our records.
3. Security is the responsibility of the entire community. Please remember that if you see strangers at unusual times, suspicious activity or a possible crime being committed you should call 9-1-1 and notify the police immediately! This is not the responsibility of the HOA or your neighbors. It's up to each person to notify law enforcement about situations. We ask that you let your Building Director know of the activities observed after resolution so that the Board can be informed of what was observed and the outcome.
4. A homeowner recently had a fire in the utility room, caused by a dryer that was not running. The Fire Department told the homeowner that most electrical fires occur in washers and dryers, as well as in Air Conditioning Units. It was highly suggested by the Fire Department that homeowners have several smoke detectors in their home – at a minimum, two - definitely one by the a/c unit and another one by the washer and dryer.
5. A coyote was spotted in Cathedral Pines on March 9th. These are wild animals, generally shy around people, but are known to prowl areas where food is left out for animals, scavenge for trash and they will go after small pets! Please do not leave small pets on your patios or outside after dark. If you're walking your pets after dark, please keep them on a short leash (6 ft is maximum recommended by Wildlife experts), carry a bright flashlight and consider an air horn or loud whistle to help scare them off. Remember, ANY animal that is rabid will be aggressive! If you encounter any aggressive wild animal, please report it to Brevard County Animal Control ASAP at 321-633-2024. If you or your pet are scratched or bitten by a suspected rabid animal, please seek immediate medical attention.

A high priority is being placed on a revision/update of our By-Laws. They have been needing updating to meet the changing times and demographics of our community for some time. A final, Attorney approved, revision will be available for the next Annual Meeting for Member approval.

We urge you visit our website [www.meadowssouth.org](http://www.meadowssouth.org). It is full of information that is available without having to log in. As a homeowner you can submit your request to be allowed to go beyond what is considered public knowledge. You will then be given a log in password.

Katherine Call, President  
Meadows South Homeowners Association

