



**MEADOW'S SOUTH HOMEOWNERS
SPRING NEWSLETTER
APRIL 2020**

Friends & Neighbors,

This is a truly scary time for all of us with the COVID-19 virus taking control of our state and our country. We want you all to stay safe. We will get through this. The Special Meeting that was to be held April 16th to break the tie on one of the proposed by-law amendments was called off because of the virus. As soon as it is safe to hold a gathering you will be notified. You can hold on to the ballot provided until the new meeting date or you can mail them and they will be held until the new meeting.

Several of our neighbors have upgraded their roofs to the newly available architectural asphalt shingles that are rated for much higher winds and are more water-proof than the 3-tab asphalt shingles listed in our by-laws. Because the new shingle is considered an energy-saving one, protects the owner's home more from hurricane force winds and rain, as well as possibly saving the owner on their home-owners insurance, the Board decided that a by-law amendment was needed to approve them. Unfortunately, this proposed change was inadvertently omitted when the ballots went out for the Annual Meeting in January. It is for this reason that we are telling you now that should you want to use this new shingle all that is required is that you first send written notification to the Board of your intentions so that the Board can formally send you an approval letter. It will not be required that you use the new shingle, due to the additional cost, only that you can if you want to. A letter is required due to the inadvertent omission of this proposed by-law change from the January ballot.

We have 3 street lights that have been out for some time. We want to let you all know that this was reported to FPL on February 24th by our President, Katherine Call. A work order number was provided. After several weeks it was noticed that nothing had been done so Katherine called FPL again. She was informed that because it is turtle nesting season, they cannot do anything that would disturb the turtles. FPL informed Katherine that once the turtle nesting season is over the street lights will be repaired.

Our maintenance contractor, Kevin Wright, works diligently to keep the sprinklers working. In order for him to be successful it is important that you report any sprinklers that are not working to your Building Director so that Kevin will know where the problems are. A copy of the list of Building Directors is attached for your reference.

There was a recent attempted break in at one of our buildings that back up to the city owned turtle reserve behind our property. That person was caught and was part of a homeless community living back there. The Titusville Police recommended that a blanket trespassing order that will protect the common areas and our streets. If you see the police in our community it is because they are doing their jobs. It is still the responsibility of owners to report any break in or trespass on their property.

The Board wants to remind you of some things that have become a problem in our community.

Trash bags are not to be left out side your residence. If your dumpster is full do not put your bags outside the dumpster. The waste management drivers are not allowed to pick up those bags. We have 4 dumpsters in our community. If yours is full try using another one. Waste Management comes several times a week. Cardboard boxes are to be broken down before being put in the dumpster.

When it comes to the recycle bins at entrance one, Waste Management has advised that plastic bags should NOT be put in those bins. If you carry your recycled materials to those bins in plastic bags dump them out into the bins and either take your bags to use again or put them in the dumpster. Your cooperation will be appreciated.

We all love our animals but it is important that you clean up after your dog when walking them. There are 4 doggie poop bag dispensers for you to use. There is one at each entrance where the bulletin boards are located. The 4th is located at the area used as a dog run that runs between our property and the trailer park next door to us to the side of buildings 1281, 1283, 1285 and 1287. If you find that the dispenser box you use is empty let Katherine know.

It is the owner's responsibility to maintain the plants that are on their property, front and back. Do not blow leaves into parking lot, bag them as they can clog up our water return system which would be costly for us to repair. If you need assistance with this our maintenance contractor, Kevin Wright, is available for you to hire to help you with this. His telephone number is 321-652-5951. Kevin is also available to assist you with some of your other maintenance issues but he will have to tell you what issues he can deal with and which ones he cannot.

Spring is here and it's a good time to start freshening up your areas. Our next effort will be the condition and appearance of short walls. So, consider this a heads up that if your short wall needs attending to, now might be a good time to take a look and address it accordingly. We really appreciate those of you who have already cleaned and maintained your short walls.

When it comes time to replace either your front door or your storm door it is important that they must both be the same color, either white or brown. Storm doors are not to be left open.

Sincerely

The Board
Meadows South HOA