



**MEADOW'S SOUTH HOMEOWNERS  
FALL NEWSLETTER  
OCTOBER 2021**

Friends & Neighbors,

Attached is a nomination form for you to use for nominating yourself for a position on the Board. We are still short on Building Directors. Please, if you want to help keep our community clean and safe, nominate yourself as a Building Director. It is important that owners get involved in efforts to keep our HOA under private, owner management. Lack of community involvement could ultimately lead this community to being run by a property management company. This would guarantee much higher monthly maintenance fees than are being paid now.

The Annual Homeowners Meeting will be held on Saturday, January 22, 2022 at Indian River Methodist Church, in the Sanctuary. 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 FOR THE BOARD OF DIRECTORS TO BE COUNTED AT THE ANNUAL MEETING, THE NOMINATION FORM MUST BE RETURNED TO THE SECRETARY OR DROPPED IN THE HOA BOX (ENTRANCE 1) NO LATER THAN SATURDAY, NOVEMBER 20, 2021. THERE WILL BE NO NOMINATIONS FROM THE FLOOR.** We have several important issues that will be discussed at the Annual Meeting so we want to urge you to attend so that your input can be heard.

The monthly pest control contractor services our community on the 1<sup>st</sup> Tuesday of every month. He is supposed to knock on your door so you can let him in to perform pest control services. If you find that he did not come to your unit on his scheduled day you need to call him to let him know. The name of the company is B&R Pest Control. His telephone number is 321-449-0399. When you leave him a message, you must tell him you live in The Meadows South, provide your unit number, name and telephone number.

Over the last several months our President, Katherine Call, has had conversations with some of our new owners about the differences between a condominium, which many thought they had bought, and a townhome. While there are many differences between the two, the primary difference is that with a townhome the land the townhome sits on is also the property of the owner of the unit. The boundaries of their land are set out in the county plot map they should have received with their closing documents. Our lawn contractor is only responsible for mowing, and edging of the grass in the community, including owner's lawns. This means that owners are responsible for the maintenance of all vegetation within the boundaries of their property and for disposing of any debris. It also means that owners are responsible for all maintenance on the exterior of their unit, including roofs and fences.

Many of the units in our community have fences and we feel sure that the owners keep the inside looking clean because it is what they can see. We want to point out that your neighbors and others in the community see the back of your fences. It would be appreciated if you remember to clean the back of your fences.

In June we had an incident with the sprinkler line between buildings 1305 and 1309. Someone drove between these buildings and behind 1305, broke the main sprinkler line causing a geyser, crushed the gutter at the back of 1305A and clipped box holding the phone and cable lines behind 1305B. Add to this the fact that when you drive behind the buildings you are driving on the property of other owners. It is understood that there are times when it is necessary to drive a vehicle between and behind the buildings. It is requested that you be careful, watch for sprinkler lines and other obstacles.

The non-compliance program is working well. Owners are getting notified of a non-compliance issue and the majority resolve the issue within the time frame set out in their first letter. Over the years, with amendments to our governing documents, there have been some issues that had to be “grandfathered” to be allowed because they had been done under guidelines where they were accepted or where enforcement of current documents was not accomplished within the 30-day time frame required for the Board to take corrective action.

One deals with fences. Current governing documents (Section 2, #s M&N) require written Board approval and that fences be 6 ft high white vinyl panels conforming to community standards and must have 4 ft wide gates to adjacent lots on each side. Fences are prohibited from being erected on the 6 ft easement behind each unit.

Another is color of exterior doors and storm/screen doors. Current governing documents (Section 7: Paint) require all front doors be either brown or white in approved colors spelled out in this section and that both doors be the same color.

When time comes for replacement of any exterior feature on your property it is important that you consult the governing documents to ensure that you comply with current requirements. If you are unsure, you should contact the HOA by leaving a message on the hot line 321-745-9925.

We look forward to the cooler weather, the upcoming holidays and we hope Covid is finally winding down and we can get back to normal. Thanks for your support.

Katherine Call  
President – Meadows South HOA

## NOMINATIONS FOR BOARD MEMBERS FOR 2022

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. Remember, they must live on the premises to serve on the Board.

Drop your nomination form in the Meadows South Lock Box located between buildings 1337 and 1341. (Entrance 1) This will ensure that your name is on the ballot. Please be sure that we receive your form no later than Saturday, November 20, 2021 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-December. If you are mailing your nomination form back to us, please mail it in enough time to reach us by November 20, 2021. Thank you. There will be no nominations from the floor at the Annual Meeting.

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(Tear or cut along dotted line and place bottom portion into Meadows Drop Box or mail. Thank you. Nominations can 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)

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