



**MEADOW'S SOUTH HOMEOWNERS
SPRING NEWSLETTER
APRIL 2021**

Friends & Neighbors,

We, the Board, wish to make a personal greeting to those of our neighbors that are new to our community. We welcome you and hope that you will become actively involved in your community. In these days of almost forced isolation in our personal and professional lives, it is more important than ever that we work with our neighbors to maintain a safe and clean neighborhood.

Your votes, counted at the Annual Meeting, resulted in the election of Officers: Katherine Call, President; Jodi Thomas, VP; and Jackie Higgins, Secretary. The Directors elected were Joann Cahoon, Linda Heppler and Kathy Kennedy. Some of the candidates for Director, on the ballot you were sent, had voluntarily removed themselves from nomination.

The Meadows South HOA **HOTLINE 321-745-9925** was launched at the Annual Meeting. This number is to be used for all your requests and concerns. When leaving a message please make sure to provide your townhome number. Be as detailed about your request/concern as possible. Always leave a call back number in case there are questions regarding your request/concern.

You can also send an e-mail through our web-site. Go to <http://www.meadowssouth.org>. Find the "contact us" icon. Click on it and you will be directed.

Both of these contact options are checked daily. Any information given that requires attention by our maintenance contractor will be relayed to them.

All Owners were sent a copy of the revised By-Laws with the packet for the Annual Meeting that was held January 23, 2021. You should find answers to most of your questions in this document. The By-Laws make Owners responsible for seeing that their tenants comply with all By-Laws (Section 8: A). The Board cannot stress enough how important it is that you, (and your tenants, if applicable) read your By-Laws.

The Board has been asked to bring attention to Section 8: Rental Units: Mandatory

- B. There will be no more than four (4) residents in rental units.
- C. Owners renting their units must submit the approved tenant's application, together with the approved lease to the Executive Committee, formed by the President, Vice-President, Secretary and Treasurer, for approval. Submission may be made to any member of the Executive Committee.

Since this Newsletter is being delivered to all units, including rental units, copies of pages 4 through 7 of the By-Laws are attached. Frequently disregarded rules in Section 2: Rules, items:

- D. No vehicles may be parked on the streets of complex.
- E. Each unit has two (2) designated parking spots in front of the designated unit. Use of these spaces is only for the designated residents of the specific unit unless permission is given by the unit owner for use by another party.

G. No automobile repairs, oil changes, etc., (excluding flat tires and dead batteries) may be made within the complex.

H. Parking vehicles on any grassy area, common or private, within complex is prohibited.

J. A speed limit of 10 MPH is to be observed at all times.

Other complaints revolved around Section 4: Garbage. The Board has dealt with the most frequently disregarded rules with the signs that are now attached to the dumpsters.

The Board made it clear that they DO NOT communicate by leaving anonymous notes on your door. Any communication from the Board will be on letterhead and sent by e-mail. Owners are urged to report any such anonymous notes received.

The new Community Compliance program was discussed at the Annual Meeting. The Directors no longer are assigned specific buildings. Instead, Directors will team up each month to perform the neighborhood surveys. All findings will be discussed at the next Board meeting. Last year's efforts concentrated on those issues that were plainly visible from the street, impacting the overall curb appeal of our community. Many walls, trim and shutters were repaired and/or painted. The result was an overall improvement in the community's curb appeal.

During these walk-about surveys the Directors may find things that, while not issues of By-Law compliance, the owner may want to address for the safety, stability, and appearance of their property. You will be notified by e-mail of any issues the Directors feel you might not be aware of that need attention to avoid it escalating to the level where it does become a By-Law compliance issue and open to enforcement action. Please consult your By-Laws.

At the Annual Meeting members were notified that the Association's preferred method of communication is through e-mail. It is preferred to save money on paper and postage. It also allows for immediate communication with Members. We are requesting that you keep the Board updated on your e-mail. The Board treats this information as confidential, as is your address and telephone number. This newsletter will be the last one to be hand delivered and/or mailed. All residents will receive this newsletter, including tenants.

At the Annual Meeting the President, Katherine Call, discussed a goal the Board had of repairing our roads. She reminded those, at the meeting, that The Meadows South HOA opted to remain private property at its founding. This means that any repairs needed to the streets in our community fall on the Owners. A portion of your monthly maintenance fee is applied and deposited in a special account specifically for road repairs. Katherine advised that she had reached out to 8 companies which resulted in only 1 bid. This is not sufficient according to the By-Laws.

While in the process of procuring road bids, the Association was contacted by Titusville Code Enforcement due to a complaint from one of the businesses in the strip mall in front of building 1281. The retaining wall on that street and the severe sinkage of that road causes the water from a strong rain to flow over the wall and causing water to get into the businesses in the mall. Because we are now required to repair that road and the wall within a time frame set out by the city, the Board approved moving forward with the contractor who submitted the bid. The company is established, secure and has offered us a fair and reasonable price for the job. Once we have a time frame for the start and completion of the repair on that road, we will be in contact with residents in building 1281 to advise that they will have to find alternate parking for the duration of the repair work. We kindly request other residents and neighbors support them by offering, or suggesting, vacant spaces that they can use temporarily while the road work is being done. After that road is repaired the contractor will move on to repair the road between buildings 1283 and 1285. When the contractor is ready to move to that street the residents will have to find alternative parking while their road is repaired.

The Proposed Budget for 2021, presented at the Annual Meeting, showed that your monthly maintenance fee does not need to be adjusted. Acting Treasurer, Katherine Call, reminded members that this is the last year of our contract with Spectrum, our largest monthly expense. Research is going to be done on what has come available since our contract was signed 10 years ago.

Community landscaping was also a topic at the Annual Meeting. The Board wants to remind our Owners that the company that comes on Tuesdays is responsible for lawn maintenance only, specifically mowing and edging the grass. They also blow away grass clippings.

The Board wants to reference By-Law Section 5: Lawns: Specifically, item "C" that states **Residents are responsible for their own flower beds**. This is important for the entire community's over all appearance (curb appeal). We ask that Owners remember that while they may not see the back of their property, their neighbors and visitors to our community do. Unkempt vegetation can become a nesting area for rodents and dirty fences give a negative impression of your property.

Fruit trees were discussed during the Annual Meeting. Owners are asked to make sure that the fruit on their trees is harvested and not allowed to lay on the ground. This is necessary to prevent the rotting fruit from attracting snakes and rodents. A lot of the fruit trees on the property do not appear to be healthy. Fruit trees require maintenance and care to stay healthy. If your tree is not healthy, or if you do not harvest the fruit, you may want to consider removing the tree.

Complaints have been received regarding residents with dogs not cleaning up after their animals. Please refer to Article 6: Rules and Regulations, Section 2: Rules, item "P". **No pets are allowed to run at large. Owners must clean up their droppings immediately and comply with the City leash law.** This includes animal droppings within your property boundaries. The Association provides bags for the purpose of cleaning up after your dog. These dispensers are located at the mailbox/bulletin board locations at each entrance of our community. There is also one located at the end of street between buildings 1283 & 1285.

The Board wants to report that the annual termite inspection revealed NO problems. All buildings passed inspection. Terminix did make "recommendations". Specifically, the use of wood mulch is not recommended in this climate as it can become a home for subterranean termites. They also recommend that Owners make sure that the soffits in front and back under the roof line have screens in them. This prevents rodents from gaining access into your attic.

If you need assistance with minor maintenance, painting and vegetation management, our maintenance contractor, Kevin Wright, is available for you to hire. His telephone number is 321-652-5951. Kevin will have to tell you what issues he can deal with and which ones he cannot.

In closing, we want to point out to residents that the demographics of our community has changed over the last couple of years. It has been mentioned that the population of children has been increasing over the years. Children require play time and space. That being said, residents with school age children need to understand their responsibility to the community. Parents/caretakers **MUST** supervise their children's play time and space. This is for the safety of their children. They need to understand that our streets do not make safe playgrounds and that their play area has boundaries.

The Board is looking forward to a productive year and we hope that everyone stays safe and healthy in 2021.

The Board
Meadows South HOA