



**MEADOW'S SOUTH HOMEOWNERS
FALL NEWSLETTER
OCTOBER 2022**

Friends & Neighbors,

The Annual Homeowners Meeting will be held January 21, 2023, at Indian River Methodist Church, in Suite 153. It is scheduled to begin at 10:00am but we are asking that you arrive 20 minutes 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 19, 2022. 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.

Please seriously consider using the Self-Nomination form provided to become a member of the Board of Directors. 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, as well as total loss of control over how our community is managed.

Much has been said over the years regarding the Association's responsibilities to the Owners. The existing Board has been doing the best it can with limited resources. Our Governing Documents state that we should have nine (9) Building Directors. We currently have only three (3). Becoming actively involved in how your community is managed can be a very rewarding experience. It does not require a lot of your time.

As was advised in the Spring 2022 Newsletter, our Bulk Agreement for Spectrum cable was passed at our 2022 Annual Meeting. The new Agreement allows residents to upgrade their cable with 3 new boxes, all of which are DVR capable, at no charge. It is up to the resident to call Spectrum to change their old boxes for new ones. Spectrum will charge a service charge of \$50.00 if you request a technician install your new box. You do have the option to install the equipment yourself. Ask Spectrum the procedure for obtaining the new boxes and turning in the old boxes. If you already have DVR service and paying for it, your existing DVR box will still function, but you should no longer receive a bill from Spectrum for this service.

Now let us remind ourselves of what responsibilities the Owners/Residents have towards the HOA, and the community under our Governing Documents, which seem to have been forgotten over time, on in the case of our new owners, were not aware of. Our Governing Documents (By-Laws and Deed Restrictions) are just that – governing documents. Due to whatever circumstance apply (new owner, new tenant, not reading them recently, etc.), they are still in force and all of us are required to abide by them. If you do not have a copy of our community's Governing Documents, please send your request for these documents to desdemonascookie@aol.com. They are also available on our web site www.meadowssouth.org

Owners have a responsibility to keep their property clear of overgrown vegetation and other debris caused by trees on their property. This is necessary, not only for the appearance of the community, but to prevent that debris from becoming projectiles in high winds and hurricanes. It also discourages wood rats, and other rodents, from nesting in the undergrowth. **It is important that Owners understand that there are no community common areas between the buildings in the backs.** This means that Owners can share some of the vegetation, especially the larger trees. Each owner is therefore responsible for maintaining and cleaning up debris that falls on their property.

Owners have a responsibility to report issues that require maintenance to the HOA as quickly as they are found. These are things like malfunctioning, broken and/or missing sprinkler heads, broken irrigation lines (identified either by a spray of water or a water saturated area in the yard), broken or non-functioning streetlights, damage to trees on community common areas. If these sort of maintenance issues are not reported, the Association does not know they exist, and therefore cannot fix the problem. Please report issues that require maintenance attention to the HOA Hotline at 321-745-9925.

One of the major complaints from Owners has to do with our irrigation system. The primary problem with the irrigation system is the fact that the City of Titusville is in total control of how, and when, they deliver our water, or if they deliver it at all. Our contract does not detail a schedule for delivery of our water and states that The City can withhold the water if it is needed elsewhere, such as in drought or fire season. In addition to this, much of the time when The City does deliver our water, they do not provide enough back pressure to push it through the system. This is another aspect that we have no control over. The Board has been dealing with the City for reclaimed water over the past several weeks, but no corrective action has been taken yet. Therefore, the Board has elevated this issue to the City Manager for the City of Titusville. A letter has been written and sent and we are awaiting a reply. We are endeavoring to resolve this issue and will continue to keep this a high priority.

It must be said that even when the irrigation is working as it should, it only provides 1 hour of water per week to the front and 1 hour of water per week to the back. These hours were split between two days in the week. This is not enough water for grass to thrive, so it is up to Owners to use their own water to maintain their lawns and vegetation. Do not expect the irrigation system to keep your lawn alive on its own. Lack of water in the system makes it very difficult, if not impossible, for maintenance to check the system overall or to verify that repair has been successful.

You were notified in September, by a hand delivered notice, that the Association had made decision to mark the parking spaces. The Association owns the parking pads and assigns two spaces, directly in front of each unit, for that unit's use. Any existing lines or painting on the parking pads will be removed and the parking pad measured. The parking pads will be marked out evenly among the number of units it serves. The markings will NOT go all the way to the street. The parking spaces will be identified with white painted lines approximately 16 inches in length at the top of the parking space.

We have a great community, and we strive to keep it safe, clean, and maintained. Let us all do our part in keeping The Meadows South an appealing place to live! We appreciate each one of you and look forward to 2023 as it quickly approaches.

The Board of Directors