



**MEADOW'S SOUTH HOMEOWNERS
SPRING NEWSLETTER
APRIL 2022**

Friends & Neighbors,

DO YOU CURRENTLY PAY SPECTRUM FOR DVR SERVICE? HAVE YOU WANTED DVR SERVICE BUT DID NOT WANT AN EXTRA EXPENSE? IF SO, YOU NEED TO READ THIS.

Our new bulk rate contract with Spectrum, effective April 28, 2022, includes DVR service at no additional cost to the Association. This means that if you currently pay a private bill to Spectrum for DVR service you will be able to cancel that private bill anytime AFTER May 1, 2022. Your DVR box will continue to function as usual. You also have the option to upgrade to the new Spectrum digital set-top box that is DVR enabled and includes DVR service. If you have items recorded on your existing box it may not be possible to transfer them to the new box. This should be discussed directly with Spectrum if you requested the upgrade.

If you want DVR service you will need to call Spectrum, AFTER May 1, 2022, and schedule the delivery of your new Spectrum digital set-top box that is DVR enabled and includes DVR service. According to Spectrum, they are simple to install and should not require a technician to install.

If you currently pay Spectrum for your internet service you will still have to pay that separate.

We continue to be unsure that our community messages are getting to our Owners. We advised in the Winter 2021 Newsletter and at the Annual Meeting in January 2022, that all communication would be done by e-mail, if e-mail is available. This does not only save on postage but is also a much faster method of communication. In order to ensure that the Association's messages are not ending up in a junk or spam file, and therefore not opened, you will need to add two e-mail addresses to your e-mail contacts so that they come to your "mail" file. The two e-mail address that will send Association messages are desdemonascookie@aol.com or jhiggin5@bellsouth.net.

Monthly account statements will still come from e-mail treasurer.mshoa@gmail.com. If you are not currently receiving your monthly statements it could be that this address needs to be added to your e-mail contacts as well.

All communication with Owners that do not have e-mail will be by mail.

The HOA Hotline is still checked daily and is to be used to report any neighborhood concerns or questions. This number is 321-745-9925.

The Association especially requests that you use this number to report that your sprinklers are not functioning. Not all these calls will be returned, unless specifically requested, but the problem will be reported to Maintenance contractor. We want you to also remember that the water used in our irrigation system is provided by the City of Titusville. When, and how, the City delivers that water is at their discretion.

There has been some interest in allowing front doors (not screen or storm doors) to be painted in limited color selections, other than brown or white. This item will be discussed again at the 2023 Annual Meeting. For now, all we are asking for are Owner comments and feedback.

Our non-compliance teams have noted that many of the roofs in our community could use cleaning. If you decide to clean your roof it is very important that roof shingles should NEVER be pressure washed. This could loosen or damage shingles. A professional should be consulted.

Many units in our community could use painting but are not yet to the point where painting is required to remain in compliance with our Governing Documents. We have been informed that Richard's Paint is becoming difficult to obtain from the manufacturer. The Board is working with ACE Hardware on a paint formula that matches the Richard's paint colors spelled out in our documents. ACE Hardware is located on US1 in Titusville and they will have our colors available. Be sure to tell them you live in The Meadows South and they will pull up our account.

Spring is here and many flower beds need weeding and cleaning up. We want to remind our Owners that maintenance of vegetation on their property, including disposal of clippings, is their responsibility, with the exception of the mowing and edging of the grass. **Clippings from vegetation maintenance is to be put in the dumpster, not left on the curb.**

We still have a problem with people NOT cleaning up after their dogs. Residents are complaining about dog poop in their yards. People have been witnessed allowing their dogs to poop, while being walked, and they just leave their dog's mess and walk away. Others step in it and the smell is offensive to people trying to spend time outside their homes. The requirement for dog owners to clean up after their pets is in our communities Governing Documents. If a pet owner is identified violating this rule, monetary penalties can be imposed on the Owner of the unit where the dog resides.

How many of us have gone to the dumpster only to find the one we usually use too full? It has been noted by members of our Board and Owners, that in many instances the dumpster seems full because cardboard boxes have been put in that have NOT been broken down. Putting cardboard boxes in dumpsters, not broken down, causes inconvenience to others that use the dumpsters. It causes people to put their garbage bags in front of the dumpster which prevents the City from emptying it.

We want to remind our Owners that the maximum number of persons allowed in a rental unit is four (4). This also is a violation of our Governing Documents for which monetary penalties can be imposed.

We want our Owners to feel a part of the community and welcome suggestions on what they feel will improve community relations and involvement. The Board wishes you all a great summer!

The Board
Meadows South HOA