

Meadows South Assoc.

Fall 2024 Newsletter

Dear Friends and Neighbors,

Our board would like to remind everyone this community is DEED RESTRICTED and governed by BY-LAWS to maintain standards of APPEARANCE and SAFETY. All changes, additions, etc. to the exterior of your unit or yard must meet the requirements of those by-laws. If unsure of the current standards, please refer to your by-laws or check with your building director. The list is posted on the bulletin boards, located in all three entrances in the middle of buildings.

There are several issues that we, the board, are working on. They have been discussed monthly at River Lane Bowling facility in the meeting room. I invite everyone to attend and join the board. Information is posted on the bulletin boards. The board invites ALL residents (owners & renters) to join in.

1. A main issue to be addressed is non-compliance that has gone rampant. The vinyl fences that went up without approval from the board are getting sited. The signs in yards, little white fences, lights in the walkway and putting the wrong color roof on because you didn't understand the rules.. People, please read your rules. This is your community and we can't keep it orderly if everyone DOES NOT do their part.
2. The dumpster enclosures are starting October 3rd. Please be aware of the workers and SLOW down going through entrance 2 and 3.
3. Trash left outside dumpsters is UNEXCEPTABLE!!!!!! Large boxes go into the dumpster or cut them up and put in the recycle bin. Furniture or other large items must be taken to the disposal facility located on SR 405. We DO NOT supply a service to have this picked up. Each time the board has to call a service to pick this up it costs everyone in the community.
4. If there is yard debris in your yard, get a trash can, put it in the back of your vehicle. Ask your neighbor to help you or someone will step up. Yard debris

can be placed on the side of entrance 3 between the sidewalk and dumpster area. We are on the list to get another dumpster at entrance 3 but no idea how long before that shows up.

5. As many know, we have had to find a new lawn service. The board feels Pirana Lawn Care has been a huge improvement. If you agree, please be ready to vote at the annual meeting to approve a yearly contract. Right now we are going month to month. We will get into expenses at the annual meeting.
6. The board will provide the updated by-laws approved at our Annual Meeting held in March 2024. Designated Voter Certificates, proxies, and official voting ballot will be included in the packets that will be mailed shortly.
7. We are requesting updates of owner information and the tenant information sheet. In order to make sure everyone gets the rules and by-laws, we need correct mailing or email addresses.
8. Finances, budget, expenses etc., will be a big topic. Over the years many issues have been ignored that required maintenance. For your FYI, the city has sited us with a failure to maintain the retention area, located on the east side of the property. Fencing of the perimeter of the entire community needs to be replaced, along with roads needing repair. The easements in between the properties need to be corrected and cleaned up. These are all expenses that need to be tended to. All these areas that have been neglected over the years are needing attention to avoid further citations and issues.
9. The community web site, hosted by NET WIRE, is still not up and working. We need an administrator of our web site! Please contact the president. # 803-272-5321 if interested.

Many of our board, especially the officers, will not be serving next year. Most are planning to move or have served several years and wish to step down. Please consider serving to preserve our community! The alternative would be receivership, appointment of an attorney and they would hire a management company to oversee everything. \$\$\$\$\$