



The Architectural Control Committee

2018 Newsletter

Meadow Cove Homeowners' Association (MCHOA) has a set of written standards and processes. While it may seem arbitrary from an individual homeowner's standpoint, the Architectural Control Committee (ACC) looks out for the entire community. Aside from stopping residents from painting pink polka dots on their houses, the committee's job is to make sure that the size and style of the project, the type of building materials being used, and the overall look adhere to the Association's design requirements.

Some homeowners mistakenly believe these standards restrict their freedom of individual expression; actually, they provide a framework within which each homeowner can express individual tastes and preferences. The standards have been carefully developed to reflect a balance between individual rights and property values in the Association. The ACC tries to treat all homeowners with the same fairness and respect.

Our intentions are to promote a well-kept, safe neighborhood in compliance with Florida law, Brevard County rules, The City of Melbourne ordinances, MCHOA Covenants & Restrictions, and the Rules and Regulations. These documents provide the guidelines for the ACC. Besides providing guidance on architectural restrictions, the ACC approves/disapproves applications for home improvements such as fences, choice of paint color, and other exterior changes.

Not only does this keep the community looking cohesive, it also helps to keep property values up by preventing individual structures from standing out. It's also important to note that unapproved structures might legally have to be removed at the owner's expense, so it's better to just get approval in the first place.

The homeowner's association appreciates all the hard work residents do to make their homes and the community beautiful. Keeping the Architectural Committee in the loop of all building projects keeps the Association looking great. You may contact the ACC by email. You can expect a respond possibly in the same week, but you must allow up to 30 days for architectural application approvals. The form for ACC review can be download from our website.

Commendable happenings

We are encouraged by the number of homeowners who have made improvements. This has encouraged others to do the same, such as:

- Clearing dead trees, stumps and root systems undermining fences and home foundation
- Pressure washing homes and driveways
- Sprucing up faded exterior paint
- Repairing/replacing weathered fence
- Edging sidewalks. Keeping sidewalks clean of mold, mildew, and dirt.

Most frequent complaints and violations

- Garbage cans and recycle bins not stored behind the frontal plane of the house
- Boats, trailers, large work vehicles, etc..., parked and/or stored on property

- Household items, grills, smokers, coolers, pallets, etc., left on street side view
- Vehicles parked on lawns, over sidewalk or on street corners
- Overgrown grass or weeds on sidewalks
- Mold, mildew, or dirt on siding, stucco, roofs, driveways, or sidewalks
- Badly faded house & trim paint

Garbage bins (green lids) containing household waste is collected by Waste Management on Tuesdays and Fridays. The bins should be placed curbside (but not on the roadway) after 5 PM on the evening before pickup and are to be returned behind the face of the home on the evening of pickup. Remember, if it's not in the can, it will not be picked up.

Yard waste is placed in resident provided containers for pickup on Tuesdays. The bins can be placed curbside (but not in the street or on sidewalks) after 5 PM on the evening before pickup and are to be returned out of site or behind the face of the home on the evening of pickup. Yard waste is collected once a week. Please do not pile yard waste on sidewalks. This could cause injury or force individuals to walk out in the road. For a special bulk yard waste collection, using the clam truck, please call Waste Management at (321) 723-4455.

Overview of Solid Waste Management Department Recycling

Collection day for recycling is Wednesdays. Remember to place your recycling bin at the curb the night before your collection or prior to 6:00 a.m. on your collection day. Residential collection begins at 6:00 a.m. If any material is not in the bin, it will not be picked up. Do not stack beside the bin.

The Indian River Lagoon

Certain practices are particularly detrimental to the lagoon and have been banned in the City of Melbourne.

Do Not Use Fertilizer June 1—Sept. 30. It is against the law to apply fertilizer to your lawn during these dates. This regulation was enacted in order to keep harmful nutrients found in fertilizer from washing into the Indian River during the rainy summer month.

Do not Blow Grass Clippings into Streets or Storm drains

It is illegal to blow grass clippings into City of Melbourne streets and storm drains, gutters, ponds or water bodies. Instead blow them back into your yard or bag or compost them. Penalties from the City include a fine of \$200 for violating these ordinances. Get answers to your questions on the Stormwater Hotline. (321) 608-7341

Can You Volunteer? The association *needs* homeowners to join the ACC. Can you help out a few minutes a month? Contact us by email or visit our website for more information.

Join us for our monthly Board meetings. These are open meetings to the members of the association. They are usually held the 1st Monday of each month. Check the website calendar for dates and location.