

# MEADOW COVE COMMUNITY NEWSLETTER

DECEMBER 2018

## GREETING NEIGHBORS!!

We would like to extend a warm hello to all the residents in Meadow Cove. Just this year alone we have 1 New homeowners! A big Meadow Cove welcome to: Matthew Lavoie, Shey & Cindy Vick, Nico & Cayla Villegas Maldonado, Adam Letherby, James Voth, Paul & Kim Rigsby, Anef Solis, Farah Deebea, Christopher & Megan Crosby, Sunset By The Lake LLC, Dale Mallow, Walter & Clara Lundelius, and Steven & Collen Smith.

## HOA IMPROVEMENTS

At the first of year we were glad to see the subdivision wall on Lake Washington Road get the needed repair and paint job. To maintain the clean appearance, we will look into pressure washing it on a yearly basis.

On October 15, 2018, Meadow Cove HOA held a special assessment meeting to approve funds for the replacement of the Fence on Stewart Road. The end of November we had 9 of the concrete columns straightened and 1 rebuilt. In the very near future all the board on board wood sections will be replaced, and the all columns pressure washed and painted. The color will be the same as the wall on Lake Washington.

Work was started to remove some overhanging tree branches from the Stormwater retention pond. Most of the trees and bushes that were growing in the pond we removed. While there is still work to be done, the area looks much better. The pine needles and leaves create a problem for the drain, bottom buildup, and quicker algae buildup.

Over 90 Letters went out this year to homeowners from the Architectural Control Committee (ACC). Many of our homeowners have complied by undertaken the task of pressure washing and painting, and removing debris. Please don't wait until you are asked to clean up your property. A lot of new roofs were put on with the approval of the ACC. Please remember to submit a ACC approval form for changes to the exterior of you home.

## ELECTION UPDATE

We began the Election process on November 8, 2018. Notices were posted on the mailboxes and flyer boxes were installed containing vital Information notifying homeowners of the need for candidates for the 2019 Board of Directors. The boxes included a Letter of Introduction, the Notice of Intent for Candidacy and the Florida Statue 730.3053.

150 packs were printed, one for each of the homeowners that reside in Meadow Cove. 56 Notices were left over when the boxes were picked up.

Sadly we only received 1 application for candidacy.

## ANNOUNCEMENTS

### Our Annual Homeowners Association Meeting

will be

**Monday, January 14, 2019  
7:00 PM**

Northside Presbyterian Church  
1400 Lake Washington Road

### MEADOW COVE HOA

P.O. Box 360348  
Melbourne, FL 32936

#### EMAIL:

meadowcovehoa@gmail.com

#### WEBSITE:

www.MeadowCoveHOA.com

### 2018 BOARD OF DIRECTORS

President – Rhoda Phillips  
Vice President – Jason Blair  
Treasurer – Pat D. Baehr  
Secretary – Paulette Howell  
Member at Large – Maria

What does that mean for the association? It means that the process to file the Notice of Intent to Apply for Receivership with the courts was initiated. The Notice of Intent and a letter from the president explaining the consequences of not meeting the quorum for a HOA Board was posted in the flyer boxes at each of the usps mail box locations in the neighborhood.

It is our hope that before the end of the year at least 5 homeowners would step up and constitute the quorum need to appoint a new Board.

To stay informed and connected please regularly visit the website for updates. Sign up for updates through email, on the website.

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## NEW SIGNS

We are happy to see the positive results from installing the new signs on the Stormwater Retention Pond. There have not been anymore intruders from outside our community loitering and fishing in our backyards.

## VEHICLES BLOCKING THE SIDEWALK

Residents are reminded that when parking in your driveway, please pull all the way in toward the garage. Please do not let your vehicle block the sidewalk. Vehicles that overhang the sidewalk make it difficult and dangerous for pedestrians.



There should not be any parking on the grass. This includes the right of way, the front or side yards. There is also a real problem parking on corners. Please be respectful of your neighbors' space and do NOT park on or close to any corner.

## HOUSTON WE STILL HAVE A PROBLEM!

There is still a problem with owners not picking up after their pets. It is the neighborly thing to clean up after our pets. It is unlawful, unclean, and unkind not to clean up after your pets.



It has been observed that it is not necessarily OUR homeowners, but pet owners from other nearby neighborhoods and cross streets that prefer sidewalks. If you happen to see this happening, please kindly ask them to remove the deposit their pets made, or refrain from coming in Meadow Cove.

**If YOUR pet poops it, then YOU scoop it!**

## A NOTE OF GRATITUDE

For the past year your appointed Board of Directors have worked tirelessly in the best interest of the whole association. A grateful Thank You goes to:

Rhoda Phillips, Jason Blair, Paulette Howell, Maria Rivera and Pat Dietlind Baehr. Board agendas and minutes reflect the diligent effort put forth this year by these volunteers.

Also a note of gratitude goes to Michael Painter, Dave Lowerhouse, and James Jones for their contribution on the ACC.

Thank you to our homeowners that stepped up and helped the Board this year, Sonny R, Karen B. Pedro L. Julio R., & Robert & Sharon Mc.C.

**A very special thanks to Jeffery & Cristina Godwin for their hospitality in permitting us to hold our HOA meetings at their church.**

## STAY CONNECTED

We have maintained our website to include all correspondence sent to homeowners. We encourage you to visit the website on a regular basis to stay informed. Our website has been updated with a What's New? button on the home page. All new posts will now be accessed by a simple click. You can now sign up to be emailed and be notified of updates.

We have no control over the USPS mail carriers to deliver letters from the HOA. Our regular mail carrier informed us that he will not deliver mail in a box that does not match the name(s) inside. Unfortunately, undelivered mail from the HOA is not always received back. We have no idea who does not receive HOA correspondence. Please make sure your name(s) are written on the inside of your mail box.

Meadow Cove Residence Group Page on Facebook has been found to be a means for our residences to stay connected. You can find out what is happening in our community. You can get to know your neighbors and make new friends.