

Meadow Cove Homeowner's Association  
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April 3, 2018

RE: New Signs on Pond & Common Area Maintenance

Dear Homeowner,

This letter is to inform you of the numerous issues and complaints for some homeowners on water front property.

We have received phone calls and emails complaining of the intruders trespassing their property to fish. These individuals do not live here. They are creating a troubled eco system by doing this. They are teens and adults alike. They have been belligerent and defiant when asked to leave. They bring coolers, and backpacks and are removing the grass carp that keep the undergrowth under control. Aquatic Systems, our pond management company, has worked diligently to treat our pond with chemicals, and the less fish of this nature, the more the chemical treatment will increase. And with that, the cost of maintaining the pond will increase.

For this reason, we met as a board to address this issue. We agreed to install new signs that included "No Fishing". This addition to the sign does not apply to our homeowners. These signs are to deter unwelcome individuals. Caution is requested on your behalf to catch and release.

The water level at times is dangerously low. When Meadow Cove was new, homeowners were not permitted to install pipes to use the retention pond for irrigation for personal use. It was required that homeowners had wells dug. The Board of Directors are in the process of discussing a solution to prevent any future homeowners from adding to this problem. For homeowners that have installed pipes for irrigation purposes, please refrain from draining water from the pond when levels are low.

The drain for excess runoff is located on the south side of the retention pond. In the past the water levels have been so high because it was not draining properly, and we needed to hire a company to clear out debris that clogged the drain. Any expense to maintain this drain is not covered under the City of Melbourne. Meadow Cove HOA is responsible. We are asking that you cut back all tree limbs that overhang the pond so that leaves, branches and pine needles prevent this from happening again. All plants or shrubs should not be growing in or over the water. At low levels, debris collects at these points and then when the water level rises, it rushes large quantities of debris in the drain with possible reoccurring clogging.

Maintenance of the common property from each lot to the water's edge is the responsibility of the homeowner. In part our documents state, Article II, Section 3 (a): the tract, (Tract A) shall be maintained as a retention area...in the event that said maintenance is not performed the City will have the authority and right to enter said tracts and maintain said tracts and to lien each Owner for their share...

Your attention and cooperation in these matters will help keep problems at bay. Your Board of Directors are working hard to keep you informed and work on the concerns that affect the Association. Please feel free to contact us with any questions you may have.

Board of Directors

Meadow Cove Homeowner's Association