

MEADOW COVE COMMUNITY NEWSLETTER

JUNE 2018

HELLO NEIGHBORS!

Community Cleanup

Thanks you to all of our neighbors have painted and pressure washed this year? It has been a breath of fresh air to see this needed maintenance take place and how it has contributed to the beauty of Meadow Cove. Just a friendly reminder, the ACC* requires that you submit a request from before certain changes are made to the exterior of your homes.

Subdivision's Wall

Your Board of Directors have been working hard making improvements to the community. At the first of year we had the Lake Washington Subdivision's Wall cleaned, repaired, and painted. Please note: While the outside maintenance of the wall is the responsibility of the association, the inside maintenance is the responsibility of the homeowner with specific interest.. If you paint any section of the wall, you must use the same paint color and finish that was used on the outside. All Sherwin Williams stores have Meadow Cove's paint information on file.

COMMUNITY CONCERNS

Report Shady Activity

As many of you may be aware of, there has been some shady activity happening in our neighborhood as well as nearby neighborhoods. Car break-ins, property thefts, and attempted home invasions. Please take all precautions to keep your family and property safe. Some of our neighbors have installed surveillance cameras, while other have installed video door bells. Due to the times we live, it might be the wise thing to also do.

Stormwater Retention Pond

There are several issues concerning the Retention Pond. The Board discussed these issue at length in order to reach reasonable solutions.

One problem is the alarming number of intruders from other neighborhoods that believe the pond in is their own private fishing hole. Many of our homeowners have called us with concerns of shady activity. The Authorities have been consulted and we have taken measures to discourage loitering and fishing by these individuals. The Board approved of installing new Notice signs at the 3 previous locations and an additional sign on the west side. The new signs include No fishing. While this addition does not apply to homeowners, it is required that all fish, practice catch and release to maintain the eco balance. You can read the other concerns in a letter on our website, www.meadowcovehoa.com/news-events.

Mail Delivery Issues

Many of you have USPS delivery issues. From not getting your packages, to getting your neighbor's mail. We put a letter in the out going box for our mail carrier with the most current complaints. The direction they take to improve a more efficient method requires your cooperation. Whether you have experienced this problem or not, please take the time to follow their direction and requirements. Our regular mail carrier Chris said if the name isn't on the card inside your box, he doesn't deliver the mail, even from your HOA.

ANNOUNCEMENTS

A Special Association Meeting to Vote on a Special Assessment to make improvements to the fence on Stewart Road will be
On Tuesday, June 17 @ 7:00 pm
Northside Presbyterian Church.

BOARD OF DIRECTORS

President — Rhoda Phillips
Vice President — Jason Blair
Treasure — Pat Dietlind Baerh
Secretary — Paulette Howell
Member at Large — Maria Rivera

CONTACT INFORMATION

P.O. Box 360348
Melbourne, FL 32938
Or
meadowcovehoa@gmail.com
www.MeadowCoveHOA.com



SUBDIVISION'S FENCE

The existing fence on Stewart Road was installed in 2002. We had hoped it would have lasted longer than it has. The community saw the need back in 2015 to replace the fence. Since the first of this year the Members on the Board of Directors have been working diligently to find a contractor and move forward with painting the columns and replacing the wood sections.



There had been some discussion on replacing the wood with pvc. We also encountered issues with some of the columns. It was an option to remove the columns all together because some have structural damage. Many have to be straightened and some have begun to sink. It was suggested that this might help keep the cost of maintenance to a minimum.

We are happy to say that after much time and effort the fence will be repaired! First we will need to call a Special Association Meeting to vote on a special assessment. If we meet the requirements of our governing document's at that meeting, work can begin early August 2018.

ACC REMINDERS

While many of us would prefer to spend our time and money elsewhere, keeping up on general maintenance of the home is one of the most fundamental ways to keep us from being forced to spend MUCH more time and money when something later on. Performing home maintenance has other valuable results. You will feel a sense of pride in knowing that your efforts both keep your family safe and build value in your investment.

The Architectural Control Committee requires every homeowner to submit a request form for most improvements done to the exterior of your property.

Download a copy of the MCHOA's **Rules & Regulations** from our website at www.meadowcovehoa.com/rules-regulations. Note: The city may not require what your HOA does.

As a reminder, your HOA requires you to:

- ◆ Remove dead trees, stumps and plants from your yard. Property owners on the Stormwater Retention Pond, this includes backyards & Common area..
- ◆ Keep sidewalks and driveways edged.
- ◆ Store Basketball hoops close to garage door or on the side of your property (laying down on its side) when not being used.
- ◆ Store garbage cans and bins in your garage or the side of the house (NOT in front of the garage).
- ◆ Keep your sidewalk, house, roof and driveway free of rust, excessive dirt, mildew and mold.
- ◆ Park in the driveway only, not over the sidewalk. Never parking in the yard.
- ◆ Storing boats, trailers, RVs, etc., in driveways or in the street is not permitted.
- ◆ Please Do not park on a corner or at an intersection.



OUR FINANCIALS

12/1/2017 — 6/1/2018

BEGINNING BANK BALANCE.....	\$10,319.77
BANK FEE.....	\$ 6.80
CORPORATION FILING FEE.....	\$35.00
FPL.....	\$183.10
LAWN CARE.....	\$1,675.00
NEW SIGNS.....	\$67.54
OFFICE SUPPLIES.....	\$47.79
OVERPAYMENT RETURNED#.....	\$13.20
PAINT WALL.....	\$5,500.00
POND.....	\$840.00
PO BOX RENTAL.....	\$96.00
POSTAGE.....	\$153.08
PRINTING.....	\$69.00
REFUNDED ELECTRONIC CHECK*.....	\$150.00
REPAIR FENCE.....	\$208.14
WATER.....	\$164.40
WEBSITE(2 years).....	\$141.90
TOTAL EXPENSES.....	\$9,351.06

ENDING BANK BALANCE..... \$12,489.38

* Homeowner accidentally sent us a electronic bank check meant for another account. #Homeowner over paid & a refund check was issued

VOLUNTEERS NEEDED!

A Big Thank You to Dave Lowerhouse, Chairman on the ACC, for the service you rendered to the Association over the past few years. Dave and his wife have moved and will be deeply missed. Best Wishes to you both in your new home.

For our HOA to be effective, we need homeowners to join our committees. There is a tremendous need for volunteers on the ACC* and the CEC#. Can you set aside just one hour a month to help your community? Contact us for more information.

*Architectural Control Committee
#Covenant Enforcement Committee