

THE ADVISOR

THE MEADOWS AT MARTIN DOWNS

JULY 2019

June, July, August, and September - significant months for those of us living in south Florida and especially for those of us living in the Meadows. School is out, family vacations have begun, the pool is busy, the rainy season is here – hot, humid days with afternoon rain. Hurricane season is upon us – you better make sure the shutters are in good shape and can be closed quickly. As perilous as all of this sounds, we are all fortunate to live in such a great community. Again, I am going to categorize each subject update for ease of reading and reference.

2019 Financial Status: Y-T-D Income through the month of May is slightly higher than budgeted due to higher Bank Interest Income, and recovery of some unanticipated Legal and Insurance fees. Our Y-T-D Expenses have been basically right on target. However, many of you may recall that development of our 2019 Budget was very challenging, requiring some Surplus Funds from previous years to be included in order to hold down our HOA fees. Careful fiscal management of this year's budget will continue to be a challenge for the Board, the Office Management Team, and our residents.

Community Channel: There are some encouraging signs that more of you are accessing the Community Channel, but not enough! Updates and notices are being made every week. Please become familiar with how to access this information (an instructional handout is available in the Office Lobby) and become a daily or at least weekly viewer of this information. Please contact Jennifer Heins in the Meadows Office if you have questions or have any suggestions of information that should be shared with the Community.

Hotwire: Can you believe it? Hotwire has been operational in the Meadows for a year now for many residents. Installation began last May and continued into July. – “boy - have we come a long way”. However, there are some important activities still going on between the Meadows and Hotwire that you need to know about. One, we continue to receive some monthly penalty credits due to Hotwire not fulfilling the terms of our contract. Number two involves Internet Services. Our basic Internet speed should have been adjusted to a higher speed several months ago. We hope to soon announce a sizable speed increase. Therefore, if you are currently paying for a higher speed or are considering signing up for a higher speed, I recommend that you do not make any changes until you learn what our settlement is with Hotwire. Remember, in order to take advantage of the higher speeds, you must have the proper equipment. Number three involves service calls which are determined to be the fault of the homeowner. Hotwire is considering a charge for these calls. A very high number of these calls are due to homeowner error or not understanding how to use the system. If you need help – ask for it. We continue to have a dedicated Hotwire representative. Finally, the credit penalties we have accumulated should be posted to your September HOA Statement as we did in December 2018.

Traffic Controls Measures: The Meadows is continuing the use of the MDPOA Radar units and the Martin County Sheriff's department. We have seen some improvements in the reduction of speeders and those who insisted that Stop Signs didn't apply to them. I would like to say: “Thank you!” to those who have complied. To those of you who have not, I remain disappointed in your disregard for the safety of our community and its residents.

Social Activities for our Youth: Several parents of young children have approached me lately inquiring as why the Association doesn't plan/sponsor activities for the children. My answer, we will, but we need the parents of these children to get involved. The Board would like to see ‘Breakfast with Santa’, ‘Easter Egg Hunt’, ‘Halloween Costume Parade’, ‘Pool Pizza Party’ (for older kids), etc. These activities take planning and participation by younger parents in order to make them happen. I know this because my wife and I did this for years to support our two boys and the community we lived in. Please feel free to reach out to me or the Office with your ideas.

Again, thank you for your continued support and have a safe and enjoyable summer!

Tim Graham
HOA President