

THE MEADOWS' ADVISOR

May 17, 2021

Dear Meadows' Resident, Happy 2021!

When we sent out the last Advisor in October 2020, the Board agreed that using the US Mail Service is a very costly way for us to communicate. Since a large number of us have provided the Office our email addresses it is both more cost effective and expedient to communicate via email.

Beginning with this issue of The Advisor, we will send this and other communications to you via email, it will be posted on the Meadows Website (<http://meadows-hoa.com>) and in the event you have not yet provided us with your email address, we will print a small quantity and make them available to you at the front counter At the Meadows House. Since it's been so long since the last Advisor, this newsletter will be longer than usual so that we can bring you up to date.

It has been a long journey for all of us through this pandemic. That said, many of our residents have already received both vaccine shots and more vaccine is becoming available for those who have not yet gotten them. We are hoping this is the "light at the end of the tunnel".

We've been fortunate this past year that the hurricane season was pretty good to us; let's hope this year we can say the same.

Our newly renovated pool is beautiful, and if you haven't already seen the renovations, we encourage you to check it out.

We must all keep in mind that our community is 32+ years old, and while Maintenance has done a great job repairing and maintaining our equipment and facilities, everything has a shelf life. Our sprinkler systems, pumps, ponds, gates and roads all need attention, and our Tennis Courts can no longer be patched or repaired. Our Playground and Pool Lavatories need updating. Many of these items will come at a cost beyond our HOA dues, but they are necessary in order to keep our property values up to our high standards. More on this will follow at a later date.

Many of you have noticed work being done on the Meadows House. Recently, mold has been discovered and has necessitated the hiring of a mold-remediation company. As this work is being done, for safety purposes, no one will be allowed in the building. Our staff will be working remotely until the work is complete.

Also, as a friendly reminder, each village has a Board Representative. I urge you to make contact with one of them with any questions or concerns you have involving your village.

Below are some highlights of the goings-on in the Meadows since our last Advisor was published.

I wish you all a very happy and healthy Spring and will return with our Newsletter next Quarter.


Ray Aarons
Board President

- LAKES** During an April 23, 2021 tour with a representative of the Management Company responsible for maintenance of the retention ponds (Lakes) in the Meadows, many invasive plants were found in the small pond between Lakemont and Brighton, the large Brighton pond, and the Foxboro pond. A program of treatment of these areas is being developed and these ponds will be treated over a period of several months.
- Once sprayed, as the plants deteriorate, they will be unsightly and will emit an unpleasant odor which cannot be avoided. There may be some areas in which wildlife is nesting, and since they cannot be disturbed, it may be necessary to return at a later date to treat them.
- WEBSITE** The members-only portion of our website has been out of commission for a couple of weeks. It is not up and running, but some development has to be done to add additional content to the site.
- All Meadows Documents (Covenants, ARC and Landscape Guidelines, etc.) will be Available for download. In addition, we plan to post Board of Director's Meeting notices along with Meeting Agenda for the upcoming meeting and Minutes from the Previous Board Meeting.
- If any of you has website management skills and would like to help us with our website, please contact the office with your Name, Phone number and qualifications.
- POOL AREA** Many of our existing chairs are unusable or beyond repair. We have ordered 35 replacement chairs for the pool area, and we anticipate delivery this month.
- We had a major leak in the pool where we were losing five to six thousand gallons of water per day. Fortunately, even though it was somewhat difficult to locate under the large slab that surrounds the pool, we were able ascertain the specific leak location, and Palm City Pool and Spa was able to fix it. This leak was in the pool piping and was not related to the other recent pool work we've had done this past year.
- Fortunately, the pool only had to be closed for a couple of days.
- LIGHTS (SAFETY)** You may or may not have noticed, but we now have additional lighting on Waterfall Boulevard for those who walk at night. 3 lights are yet to be installed between the pool and Brighton Village, and once installed, we will have 8 new lights, complements of FP&L. These lights will enhance the safety of those who walk their pets or just want to stroll in the evenings.
- MEETINGS** Our Annual Meeting will be the first in-person meeting we will hold during 2021. As you know, due to COVID-19, all of our Board of Director's Meetings as well as Committee Meetings have been held via teleconference.
- We are excited that we will be able to meet and greet each other face-to-face again. The Annual Meeting will be November 18 at the Immanuel Lutheran Church. We will follow the prevailing Social Distancing Guidelines. Details will follow at a later date.

MEADOWS
HOUSE

Mold was discovered at the HOA Office building (The Meadows House). Remediation began May 10 and is just about complete.

Testing was done a short time ago and the results will be available sometime late Monday afternoon (May 17). We have been asked not to do any construction until we have the results of that test. Assuming the test results come back showing no mold we plan on reconstructing the areas that were impacted by the mold remediation. Monday morning, we will put a list of materials needed. If everything goes well from the testing, we plan on reconstruction Starting Tuesday and for the rest of next week. It makes sense to do it immediately following the mold remediation work as they have partitioned areas within the building to keep computer equipment clean and free of dust.

This means the Meadows house will be closed next week for a normal homeowner business. We will continue to work from home. The only difference will be we will have someone in the office at least a couple hours a day to handle real estate transactions and other urgent paperwork as well as picking up mail and process invoices. Pretty much everything else we can handle remotely We realize this is an inconvenience, but we feel this is the correct way to handle the process of re-opening sooner.

We anticipate the office will be closed for at least a week and with the exception of an occasional visit by individual office staff members, no one will be allowed into the building.

The Office Staff will be working remotely, so we'll follow the same procedures we did when the Pandemic hit. If you need anything, please call the office and make sure to leave your Name, Phone Number, and a Detailed description of your request. A staff member will return your call, but please be aware, the phone number showing up on your caller-ID will be different from the Office Phone Number.

DOCUMENT
UPDATES

We conducted an open workshop which was attended telephonically by the Board and some Meadows residents who provided good feedback for the document updates.

Specifically, we updated the Rules and Regulations, ARC Guidelines, Policy Manual, Covenants Standard Operating Procedures, as well as the ARC and Landscape Forms. These documents must be approved by our Attorney and filed with Martin County. As soon as we can post these on the Website, we will.

LAKEMONT

Greetings Lakemont Residents, Merry Bering here.

I am the Board Representative for Lakemont Village. I have owned my unit in Lakemont for twenty-nine years and am happy the community has maintained its pleasing aesthetics, amenities and activities and is such a desired residential community in Palm City. Our board and management team have worked diligently over the years to keep it that way. Of course, property values are important to the owners, but the health, safety and welfare of all the residents, as well maintaining a cohesive, peaceful community is also important.

I welcome comments and suggestions from the residents in Lakemont Village. And am available to discuss questions or concerns you may have. Texting is the best way of communication for me. My number is 517-861-0105. If texting is not an option for you, I am only phone call away. However, I often do not answer phone numbers I do not recognize so just leave a message along with your name and phone number and I will return your call. I look forward to serving you and our community.

RIDGEWOOD The Sun Terraces in Ridgewood were recently painted a beautiful shade called Mindful Gray.

The Capris in Ridgewood, based on our Reserves, will be painted in two phases.

Phase 1, In 2022, South Ridgewood will be painted.

- 601 to 1635 Waterfall Boulevard
- The South side of Ridgewood Place
- 1822 to 1828 Waterfall Boulevard
-

Phase 2, in 2024, Northern Ridgewood will be painted.

- 1637 to 1795 Waterfall Boulevard
- Waterfall Trace
- Waterfall Court
- The North side of Ridgewood Place

Selection of the paint color will follow the same process as used for the Sun Terraces:

- All Capri owners will be provided a list of 13 Approved Paint Colors. They will be asked to select only 4 colors and list them in order of preference.
- Once the selection is narrowed from 13 to 4, residents will again be asked to list their order of preference.
- Once narrowed from 4 to 2, residents will be asked to vote for their favorite.

HOTWIRE Hotwire initiated a project to remove Battery Backup Units (BBU). The batteries in these units are dying and are not necessary for our current equipment configuration. When they begin to fail, they emit a very annoying beep that will not stop until it is unplugged. Hotwire technicians are replacing the BBU with a heavy-duty power strip.

In the event you choose to keep the BBU, Hotwire must remove the current one because it is either dead or dying and replace it with a new one for a charge of \$75. We strongly encourage you to have it removed and replaced with the heavy-duty power strip at no cost.

TRAFFIC ISSUES We have tried to curtail the disregard for our traffic signs by hiring the police to monitor, by enacting a radar device, and by imploring our residents to be more aware that they are violating not only our rules but the laws of our County. None of these efforts have worked. Some drivers seem to think that Stop and Speed-Limit Signs are a "suggestion".

We must find a way to stop the blatant disregard for the safety of our community and are asking for ideas and suggestions on how to do this.

Please send your comments and suggestions to the meadowsoffice@meadows-hoa.com. Use the word "Traffic" in the Subject line.

E-MAIL ADDRESSES We are working very hard to save us all from spending unnecessary money. The cost of sending things to our residents via the US Mail is money poorly spent. In order for us to be able to communicate with you via email, you must complete and return to the office the form below. We can communicate with you more quickly and efficiently via email. If you have not already done so, please fill out and return this form today.

PLEASE COMPLETE AND RETURN THE FOLLOWING FORM TO
THE MEADOWS AT MARTIN DOWNS HOMEOWNERS'
ASSOCIATION, INC. OFFICE

*PLEASE HELP US REDUCE HOA EXPENSES! WE CAN SAVE POSTAGE AND OTHER EXPENSES
AND PROVIDE YOU WITH SPEEDIER NOTIFICATIONS BY COMMUNICATING VIA eMAIL.*

Please print...

Name: _____

Address: _____

Contact Phone Number:

Alternate Contact Phone Number(s): _____

Email Address: _____

This is to confirm that I would like to receive all information regarding The Meadows at Martin Downs Homeowners Association, Inc., including, but not limited to, flyers, meeting notices, budgets, financial audits, reserve studies, etc. and all other community news and announcements, electronically at the above email address. I recognize that this consent does not apply to any invoices or legal notices that are specific to my home/unit.

I understand that I will cease to receive information from The Meadows at Martin Downs Homeowners Association, Inc. by ordinary mail, except for the documents that may not be disseminated electronically, or unless I advise the Board in writing that I would like to discontinue the use of email notification. If I change my email address, it is my obligation to notify the Association in writing or the Association will continue to rely on this authorization and provide the notices to the electronic mail address set forth at the top of this form. I further understand that as a result of this consent, the email address provided by me will be an official record of the Association which is accessible by all Association members.

Signature: _____ Date: _____