

A Note From the Communications Committee

We would like to welcome you all to the first edition of the new format of "The Advisor". This newsletter will continue to be published quarterly with information about our community, including some new and exciting topics. If you would like information more often, please check out the website: <https://www.meadows-hoa.com> or our Hotwire community channel. If you have suggestions for new topics or content, feel free to send an email to: meadowsoffice@meadows-hoa.com. It's our pleasure to serve the community and provide better communication.

Did You Know... *Keeping The Meadows Beautiful*

- All palm trees are trimmed in June.
- 1/3 of the deciduous trees are trimmed early July.
- Multifamily building and driveway pressure cleaning 1x per year.
- Single family driveway pressure cleaning 1x per year.
- Sidewalk maintenance and repair 2x per year.
- Root barrier installation as needed.
- Monthly irrigation inspections and repairs.
- Lawn fertilization 3x per year.
- Blanket fire ant treatment 3x per year.
- Plant pest control inspection & treatment every Friday.
- Lawn mowing and edging completed 38x per year.
- Beds and hedges trimming and weed control 11x per year.
- Plant and sod replacement 4x per year.
- Leaf cleanup 1x per month.
- Multifamily gutter debris cleaning January/February. Performed 1x per year, additional cleaning as needed.

From the President Claudia Tracey

This has been the first quarter for me as president, and I was reminded of a few things along the way. One thing I've learned is how amazing and hardworking our committee members are. We have our new Communications Committee up and running. Its goal is to keep you informed of what is happening within our community. If you're on a committee, I thank you. If you're not on a committee, make sure you thank those that are.

The Law Enforcement Safety Presentation is one of the informative events that we have begun. The Martin County Sheriff, Stuart Police and K9 Officer presented together along with their grill team at The Meadows House. This was an outstanding event for our community.

What else would you like to know about living in The Meadows? Do you have questions for the property appraiser, questions about your Hotwire service or what is being built nearby? We will point you in the right direction, provide phone numbers for local agencies or consider additional presentations if we see a community need.

The Board has some fresh ideas and some new members who have joined. Every person on the Board brings something to the table that helps us manage this community. They will act on behalf of the community with everyone's best interest in mind with the information they have from the residents.

I am thrilled with the direction the community is going in, and I hope you are too. We are in a good place and will be in an even better place moving forward. Our amenities are being upgraded, our roads have been paved, and we will be in a good position for the future. Together we will keep this one of the most sought-after communities in Palm City.

HIGHLIGHT

The Covenants Committee

Hi, my name is Pattie Vanlandingham, and I am the chair of the Covenants Committee. We are 10 members (including representatives and alternates) from every village in The Meadows. You will probably never hear from us, but we operate to keep our community beautiful and safe.

What does this Committee do?

The Covenants Committee is the adjudication arm of the HOA Covenants Documents, and as such we confirm the fines issued by the Board and also hear residents' appeals if they feel they have been unfairly fined. We meet on the third Tuesday of every month at 7PM at The Meadows House. The meetings are open to all Meadows residents.

How do fines happen?

Violations are brought to the attention of the Board when they are reported by residents in the community. The Covenant Complaint form for reporting violations is located on the website, and paper copies are available in The Meadows House. The form must be signed by the reporter, however; the reporter's name is kept private and not revealed to the party being reported with the exception of the pursuit of legal action. Violations are reviewed by the office and a standard process is followed to first issue warning letters. If the violation is not corrected after receiving warning letters, the Board discusses the violation at their monthly Board meeting and votes to issue fines. In certain situations, a fine may be issued without a warning letter such as violations related to move in/out. We follow the procedures of the Florida Statute 720.305.

What are the most common violations?

The majority of fines seem to be parking violations. These can be avoided by keeping cars off the roads between 12AM and 6AM and parking pickups in garages overnight. Secondly, please place your trash in garbage cans and bring in your garbage cans after the trash has been picked up.

How do I know the rules?

Our Covenant rules and regulations can be found on the website <https://www.meadows-hoa.com/hoa-members-area> under the Committees/Covenants. These rules are enforced to keep our community safe and beautiful, and we hope you will do your part to keep our villages beautiful!

PS - We need alternate members for Greenwich, Brighton, and Ridgewood. Please reach out if you are willing to volunteer (plvham@yahoo.com). Thank you!

Project Updates

Tennis/Pickleball Courts

It has been determined that the best path forward will be to remove the existing asphalt, recompact and replace with 1.5 inches of new asphalt. It is also the intent to replace fencing but not the fence poles and to modify existing light poles with new LED light fixtures. The specification document is currently being prepared by the engineering firm to be used in the bidding process.

Playground

The contract has been completed and signed, permits have been applied for and work is expected to start during the month of July.

Pool Bathrooms

The contract has been completed and signed, colors have been selected, and work is expected to start during July.

Ridgewood/Lakemont Painting

The bids for repainting certain multifamily units in Ridgewood and Lakemont villages have been received but came in higher than expected. We are currently attempting to get additional bids and evaluating alternatives.

Road Micro-surfacing

After numerous weather and contactor-related delays, the micro-surfacing of all roads has been completed. It is expected to last for 10 - 12 years before additional road work would be needed.

From The Wild Side: 5 Fun Facts About Sandhill Cranes

- 1 They winter in Florida, Texas, Utah, Mexico and California.
- 2 They are one of the species of bird that do mate for life but will find another mate if one of them perishes.
- 3 They are actually naturally gray but preen with vegetation and mud stained with iron oxide, which results in the reddish-brown color.
- 4 The "dance" of the sandhill involves the pair engaging in elaborate bowing displays with outstretched wings and leaping in the air. This behavior, it is believed, strengthens the pair's bond.
- 5 They eat a variety of animals, including frogs, small mammals, insects and snakes, along with grains. Adults will often feed the youngsters earthworms and grubs.