

## Emergency Contact Information

For the safety of all residents and homes, please complete the Access Accommodation form to include a **local emergency contact** with the HOA office. The form can be accessed through the website under the HOA Members Area > Member Forms or it can be picked up in the office. The completed form can be dropped off at the office or emailed to meadowsoffice@meadows-hoa.com.

There are many reasons for having a local emergency contact on file, such as:

- You live alone and your neighbors haven't seen you in a couple of days, and you are not answering the door.
- You are out of town and a hurricane is approaching. Your local contact can secure furniture and items around your home to prevent damage or injury.

## Did You Know...

If you want to park at the Meadows House, you need to get permission first. Vehicles without permission may be towed.

If you find injured, ill, or orphaned wildlife, you can call Martin County Animal Services at **772-463-3211** and one of the officers will come pick up the animal from your location. Alternatively, you can bring wildlife patients to them from 8:30-4:30 Monday-Sunday at 2151 SE Aviation Way, in Stuart.

## From the President Claudia Tracey

**S**itting on my lanai, listening to birds chirping, I am reminded just how beautiful The Meadows is. New owners always tell me how much they love The Meadows and how beautiful it is. We have family tell us all the time "You really don't appreciate this view." I think we all get critical at times until we can see through someone else's eyes. Imagine how bright and cheerful the brand-new playground looks to a child!

Summer has been a time of vacations, spending time with family and friends, some of whom are facing challenges, but it's an overall down time for many of us. The Board usually does not meet in July and August, but we had two quick special meetings to address time sensitive business. Also, elections are coming between now and the end of the year. Please open all correspondence from The Meadows to ensure you do not miss any important information.

This quarter I have a number of people to thank for going above and beyond. Ida Corrigan and Ray Aarons for their work on the beautiful playground. Melanie Britton and Carol Tannenbaum for working diligently with the bathroom contractor and running all over town to select the tile and countertops. Pattie Vanlandingham for bringing the Hurricane Committee together and giving our residents the information and tools they need. This committee was very highly praised.

The Board is a team elected by the community to make decisions for the community. We work together to maintain The Meadows as best we can. Thank you to this amazing and hardworking group of Ida Corrigan, Tim Graham, Dee Nester, Tim Myers, Yuri Parraga, and Carol Tannenbaum, for all your time, thoughtful analysis and insight.

## From The Wild Side



Martin County is home to the most bio-diverse lagoon ecosystem in the Northern Hemisphere. Situated between the Atlantic Ocean and the Indian River Lagoon, the St. Lucie Inlet is also the most bio-diverse estuary in North America.

Our unique ecosystem provides a habitat for over 4,300 species of plants and animals.

# HIGHLIGHT

## Architectural Review Committee (ARC)

My name is Melanie Britton, and I am Chair of ARC. ARC has 13 committee members who are volunteers from each Village. We meet on the second Tuesday of the month.

There are guidelines in place called The Architectural Guidelines to ensure that every homeowner's investment is protected. Upon purchasing a home in The Meadows, you were asked to sign an agreement stating that you will maintain your home and home site.

These guidelines describe the exterior Architectural Standards we adhere to. Should an owner wish to make modifications, there is a review and approval process in place. An Architectural Change Form needs to be submitted by the homeowner, and it is reviewed by ARC each month at the meeting. Change forms and guidelines are available in the Meadows office or at <https://www.meadows-hoa.com>. Architectural Change Forms should be submitted to the Meadows office before noon the Friday before the scheduled Tuesday monthly meeting in order to be reviewed that month.

As a homeowner, we all want to maintain or improve our home. Not every improvement needs an Architectural Change Form request. Always check first to see if the change requires one. Doing what you see your neighbor has done does not qualify as an approval!

What happens if you do work or make a change without submitting an Architectural Change Form request? A notice that you are in violation, subsequently fines will be imposed, or an "After the Fact Change Form" can be filled out to go through the approval process.

Here are some changes and improvements that require approval:

Single-family home painting, pools and mechanical equipment, spas, windows and all doors, skylights, hurricane shutters, motorized screen shades, patio/lanai enclosures, pergolas, awnings/shades, solar panels, driveways, pavers, air conditioners, mini-splits, generators installed outside, propane, water softener and water filtration tanks, exterior lighting (entry, garage and security), security cameras.

Please refer to The Architectural Guidelines for details. Some changes require a permit from Martin County. The HOA office can assist you with questions. As a reminder before you receive a violation letter, please refer to The Architectural Guidelines on page 10 and look around your property to remove any of the items not permitted. Certain plaques, signs, decorative wall art, and flags may be in violation. We understand that personalizing your home is a nice touch as long as everything meets the required standards of the Community guidelines.

Thank you!

## Project Updates

### Tennis/Pickleball Courts

We have reviewed needed changes to the bid specifications with the engineering firm and bid specifications will be sent out to qualified contractors.

### Playground

The playground has been completed and the new picnic tables have been installed. The covered canopy over the picnic tables will be done in conjunction with the tennis court canopies to get better pricing.

### Pool

The new maintenance company for our pools has been challenged with some black algae and getting the pool balanced. The electrical panel for the children's pool shorted out and needed to be replaced along with the GFI breakers.

### Pool Bathrooms

The projected start date is September 26th. Bathrooms will be done separately in order to keep the pool open. Each bathroom will take approximately 4 weeks to complete.

### Ridgewood/Lakemont Painting

Painting costs have more than doubled in the last two years. The Board is looking at options for future painting reserve funding requirements.

### Road Micro-surfacing

Asphalt Paving Systems made final touch ups and cleaned up driveways. Street sweeping was completed and may need another round to be done. Thermal plastic line and reflector installation will start soon.

### Tree Trimming

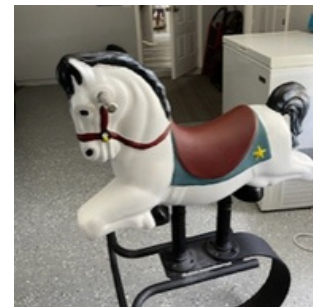
Tree trimming of the deciduous trees has been completed. Palm tree trimming started in Greenwich and will take approximately three weeks to complete.

## In With the New Nancy and Ken Klein

As we saw the playground being torn down, it pained us to think this was all going in the dump. We thought maybe some charitable cause could use something from all of this. After they were dug up, we hauled the horse and the swings to our house, ground off all the rust and repainted them. They have now found their new home at the "Refuge Ranch," a women's home for drug and alcohol abuse, in Martin County. It is run solely by donations, so they were thrilled when we delivered them.



Before



After