

New Community Facebook Page

The Communications Committee is pleased to bring the power of Facebook to the Meadows residents. We now have a new source to find information, join conversations, and interact with other residents. As of this writing, there are 222 members. If you would like to join, please search Facebook for The Meadows at Martin Downs Homeowners Association.

Annual Vehicle Registration

Friday, January 13th 9am - 4pm
Saturday, January 14th 9am - 12noon
Recreation Center Parking Lot

At this registration, the numbers on your car's bar code will be verified and the windshield sticker will be replaced with a 2023 sticker. Proof of residency, proof of car insurance, driver's license and auto registration showing an address in The Meadows are required.

If your vehicle is not currently registered, a bar code will need to be purchased from the office for \$10 with a check payable to Meadows HOA, prior to the Jan 13th and 14th registration. If your car doesn't have a bar code, a 2023 sticker cannot be issued at this registration.

To avoid \$25 late fee, call the office at (772)283-2250 prior to registration dates if you are unable to attend. MDPOA charges a \$10 administrative fee, which will not be waived.

From the President

To the people of the Meadows, I want to introduce myself to you. My name is Joe Carr Sr. I have been recently elected by the Board of Directors as your new president. I want you to know that I take on the responsibility with a desire to lead, but I do so knowing I represent you. I feel a great responsibility to work hard toward the goals that we all want for our very desirable community to be the best it can be. I can only be effective if we all care deeply, work together, support each other and be positive. I am knowledgeable and capable, but we need all of you to help and support us as we do the best we can to manage The Meadows. Wishing everyone a happy and healthy holiday season!

Blessings & Regards, Joe



Bright Lights & Merry Nights

Get in the spirit with this listing of some not-to-miss decorations in The Meadows. Be on the look out as more pop up!

Greenwich Village: 2512, 2552, 2616, 2619, 2651, 2659, 2700

Lakemont Village: 2297 Essex Ct, 2406, 2445 Danbury, 2875/2877, 2811/2813 Lakemont

Mayflower Village: 2239, 2294, 2660

Prospect: 2609, 2645

York: 1915

Foxboro Village: 1576, 1855

Waterfall Blvd: 1647

Waterfall Court: 1537

Ridgewood Village: 1616, 2872

Brighton Village: 2875, 2970, 2969, 2924, 2879, 2875, 2873, 2872, 2825, 2823, 2819, 2817, 2814, 2813

Kudos

We'd like to acknowledge the Hurricane Committee, the Meadows office staff, and the landscaping crew for the tremendous job organizing and responding to Hurricanes Ian and Nicole. Our community was well prepared for both storms. After the storms, safety concerns were addressed quickly, and clean-up was expedited. Thank you!

HIGHLIGHT

Landscape Committee

My name is Carol Keyser, and I am the co-chair for the Landscape Committee along with Blaine Keller. There are 12 members of the Landscape Committee, two from each village: a representative and an alternate. The alternate will take over if the primary representative is unable to assume the duties for the monthly meeting.

The committee meets on the third Thursday each month to review any Landscape Change Forms submitted by residents. A quorum must be present at the monthly meeting to vote.

Along with each Landscape Change Form, which can be picked up in the office or on the Meadows website under “Documents & Forms/Committees/Landscape”, there is also a list of approved shrubs to help owners decide which plants they like, which plants do best in the soil and are within the Meadow’s Guidelines.

Once the Change Form is complete, it needs to be submitted to the Meadows office by 12PM on the Monday prior to the meeting. This is to give the committee members from the appropriate village time to visit the residence and review the requested changes.

During the meeting, the village representative will submit an overview of the request from his or her village to the committee. A discussion will follow each presentation to ensure the change follows guidelines and will present a harmonious look following the Meadow’s overall aesthetic. The process goes smoothly when requests include a clear sketch of the work area showing the proposed changes with all the details, such as the quantity and the name of all plant material. Photos of the work area are helpful, but not required.

A vote will then take place and the decision rendered on the request will be recorded and mailed to the homeowner. Once the change request has been approved, the owner has six months from the approval date to complete the work. After that time, a new request needs to be submitted. Also, to note, Change Forms should be submitted for changes to all areas where work will be done, whether it is in a shrub bed, front, rear or side yard areas.

With all this in mind, let’s work together to keep our community beautiful and a place to be proud of. Thank you!

Project Updates

Tennis/Pickleball Courts

The bid specifications were mailed out to six qualified contractors. Two sealed bids were received and opened on the 29th of November by volunteers. The bids will be reviewed at a board meeting, at which time the board will make a contractor selection.

Playground

The playground has been completed. Some settling has occurred particularly around areas where footers were installed and some seams in the Astroturf upper layer surface need attention. The contractor has agreed to make the necessary repairs. The slide was damaged when shipped, a repair was attempted unsatisfactorily, and the contractor has agreed to install a new slide. The current slide is safe to use. The covering for the picnic table area will be scheduled at the same time as the tennis court installation

Pool

The new maintenance company has been challenged with some black algae and getting the pool balanced. The electrical panel for the children’s pool shorted out and was replaced along with the GFI breakers.

Pool Bathrooms

We anticipate the completion of the women’s bathroom in the next few weeks. Some supply chain issues have impacted the completion timeline. Work should progress more quickly on the men’s room, and we anticipate a one-month construction timeframe once the women’s bathroom is completed.

Meadows House

New impact windows have been installed. The walkway to the front entrance will be replaced due to cracking and safety concerns. A domed awning is planned for above the entrance. This project is planned for 2023.

New Board Members

We are excited to announce our new Board of Directors:

- Joe Carr**, President & Director - Greenwich
- Ida Corrigan**, Vice President & Director - Ridgewood*
- Dee Nester**, Secretary & Director at Large
- Carol Tannenbaum**, Treasurer & Director - Foxboro
- Claudia Tracey**, Director - Mayflower
- Yuri Parraga**, Director - Lakemont
- Tim Graham**, Director - Brighton

*Please note Ridgewood vote to take place later in December.



Reminder

Trash cans and recycle bins are to be put out after 6pm the evening before pick up. All garbage bags must be put inside of a trash can and may not be placed at the curb by themselves. Recycling items must be inside of a recycle bin when placed by the curb for pick up. Please remove trash cans and recycle bins from curb as soon as possible after emptied. If you are away for an extended time, arrange to have your cans and bins returned to their appropriate location by a neighbor.