

## Hurricane Prep For Seasonal Residents

**Pattie Vanlandingham, Chairperson of the Hurricane Committee**

It's so nice to have all of our seasonal residents in town for our beautiful winter weather, but we know you will soon be returning to your northern homes. You will miss all of our disaster preparedness meetings for the upcoming storm season, so we wanted to share the basic preparations for your home.

Please remember to prepare your home as detailed below or make arrangements for a caretaker to do it in your absence. That way your home will be safe and ready for your return next season.

- Close shutters and all other openings
- Bring inside any outdoor objects that hurricane winds can transform into missiles of destruction: garbage cans, patio furniture, garden tools, signs, toys, grills, large and small potted plants, hoses attached to the outside of the house, wind chimes, flags etc.
- Secure or remove awnings. Brace sliding glass doors and French doors.
- Inform The Meadows of your plans, where you will be, whom to notify, etc. Leave phone and email contact information.

We look forward to seeing you in the fall!

## From the President

**Joseph M. Carr, Sr.**

Dear Friends and Neighbors,

As we go forward, there are many things happening and there are more tasks being accomplished and others being scheduled. We wish everything could be done at once, but we all know proper planning and execution take time. Obviously due to the delay of time between when I write, and you receive this letter, it makes it difficult to be completely accurate as to where we are when you get this report. But I will do my best to outline what we hope is the case. As of Feb 22nd the electricians will be working on both of the bathrooms electrical work to be completed by Friday the 24th. We are as of this moment still trying to get materials we own back from Rubin Contractors that they have possession of and that in itself has me really upset. All materials should have been on our premises as they were paid for before delivery, and we paid freight to our address as shown in the ship to box on the receipts. Hopefully this will have long been resolved as you read this. That being said, I believe we will open the ladies' room temporarily for the pool social Feb 26th and then finish the Ladies room as it should have been in the first place with the tile. We hope and feel that they will both be done and open by the time you receive this letter or very soon after.

On another pool related item, we had several leaks at once, to which a kind resident alerted me one Saturday night, and as I checked on the pool, it was very low, and pumps were alarming. I stayed until 2:30 in the morning to stabilize the water level and monitored it until Monday when Mark and I assessed the problem. Over the next several days, we worked with in-house labor, to minimize cost, and they did a great job as we located, and they repaired 5 leaks. We are now monitoring to see if we have solved all leaks. Some have asked how this relates to the pool being resurfaced not long ago. It does not relate at all. The pipes in the ground are 30 plus years old, and they are attached to the pool which in reality is a Gunite (form of concrete) boat that lives in the ground and is subject to pressure from water tables around it. In other words, without water in it, it could potentially float up from its position. It can even move slightly at times with water in it or the ground around it settles and that is when pipes connected to it, which are buried in the ground, can crack.

The Tennis/Pickleball courts are moving along in the planning. We have two very good bids now after much effort to weed out poor performing applicants. So, we will keep you informed of the progress.

On another subject I want to be as clear as anyone can be. I, on my own, am exploring the possibility of a "real" full court Basketball Court for the growing number of young families in our community. Not a single penny of HOA money has been spent on this, and there will never be any assessment or quarterly payments increased for this. If it happens to get approved, we will find the money to do this. I had a company give me a free estimate of what it would cost, so they measured a location near Lakemont at the entrance, which is the only place that could accommodate this. This stirred a few people to make assumptions, make accusations and they did not want to accept what I just stated which is the truth. I will say here what I said at the meeting. If the majority of the 832 families of The Meadows support what I personally feel would be good for our community and then if the board approves, it will be accomplished. If this does not occur it will not come to be, that is all there is to this subject.

Until next month, be well and enjoy our great community.

## Mirror Mirror ...

If you live in a Hampton model single-family home, take a moment to check the original large mirrors in the bathrooms. Several residents have found that the mud adhesive used to bond the mirrors to the walls has failed. All homeowners should check to make sure mirrors are not starting to pull away from the wall.

# HIGHLIGHT

## MDPOA: Martin Downs Property Owners Association

*What exactly does the MDPOA do and how is it different from the Meadows HOA?*

The MDPOA is the Master Association formed to maintain the infrastructure or common areas of the community. The Planned Development of Martin Downs covers approximately 2,600 acres and is home to over 11,000 residents. It consists of residential and commercial properties.

The main function and responsibilities of the MDPOA are to: (1) maintain the vast surface water management system with 65 interconnecting water tracts; (2) maintain a master database system for all manned gated communities, registering all vehicles for gate access; (3) enforce the covenants and by-laws of MDPOA; and (4) maintain the roadways and adjacent landscaping within the boundaries of the communities, and along SW Martin Downs Boulevard, including portions of SW High Meadow Avenue and SW Matheson Avenue. These responsibilities are funded through assessments paid by the residents and commercial property owners.

An Executive Committee represents the communities and parcels under MDPOA's jurisdiction. The on-site Administrator manages the day-to-day operations. MDPOA has an office on SW Martin Downs Boulevard.

If you would like more detailed information on the MDPOA, please let us know.

## Social Committee

Thank you to the Social Committee for putting together a fun community event on February 26th. Look for more information on events in the coming months.

Check The Meadows website and Facebook to find upcoming events and important information about our community.

**Website:** <https://www.meadows-hoa.com/hoa-members-area/>

**Facebook:** The Meadows at Martin Downs Homeowners Association

## Need To Get In Touch?

**Joseph Carr, Sr.**

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**William Gilmour**, Ridgewood Director  
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**Neil Wertheim**, Mayflower Director  
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## Committee Openings

Landscape enthusiasts!

There are two openings on the Landscape Committee: a representative from Brighton and an alternate from Foxboro. If you are interested, please email a cover letter and resume to **Carol Keyser at carolkysr@yahoo.com**.



**HAPPY ST.  
PATRICK'S DAY**

May the Luck of the  
Irish Be With You!

## It's Time To Talk About Dog Poop

Dog owners, please remember to carry poop bags with you at all times so that you can pick up everything your dog leaves behind. Dogs must be on a leash at all times. We want adults and children to be able to walk on the grass without stepping in dog poop that was not picked up. Also, do not leave the filled poop bag on the sidewalk for someone else to dispose of. We love our dogs, but no one loves stepping in a pile of poop. Your dog's poop is not fertilizer. It is damaging to the grass.