

## Unwrap the Joy: Guidelines for Holiday Decorations

Thinking about holidays and putting up lights? Here are some guidelines to help you with your festive cheer: Seasonal/holiday decorations and lights for holidays, such as Halloween, Valentine's Day, St Patrick's Day, Easter, Fourth of July, may only be displayed for up to ten (10) days prior to and five (5) days after the holiday. Winter/Christmas lights may be lit on Thanksgiving Day and remain up until January 7th. If you're using electrical decorations, be mindful of overloading outlets and be sure to use outdoor-rated extension cords. Holiday decorations are a wonderful way to bring joy to our community. By following these guidelines, you can ensure that your decorations contribute positively to the festive atmosphere.

### Board Contact Information

**Joseph Carr, Sr.**, President & Greenwich Director  
jcarrsrmeadows@gmail.com

**Yuri Parraga**, Vice President & Lakemont Director  
yuribelenp@gmail.com

**Patricia Vanlandingham**, Treasurer & Foxboro Director  
meadowsdhoa@outlook.com

**Dee Nester**, Secretary & Director At Large  
dnharley221@gmail.com

**Tim Graham**, Brighton Director  
tgraham4347@gmail.com

**William Gilmour**, Ridgewood Director  
billandmary81@gmail.com

**Neil Wertheim**, Mayflower Director  
neilwertheim@gmail.com

## From the President

Dear Friends and Neighbors,

First, I want to wish all the students a great school year, and I am happy that we were finally able to get the two 8-ft benches installed so they do not have to sit on the ground waiting for the buses. I want to thank our maintenance professionals led by Ernesto for a really great job with the installation.

Next, I want to thank all of you who are being patient and understanding when it concerns our new landscapers, Xtreme. It is very difficult to take over a property that is a half mile wide and one mile deep and make perfection immediately or even in the first 60 days. I believe they are doing a great job for the time on property (52 days as of today 21 Aug), and I look forward to things getting even better.

There is a lot of chatter about the new gates and software, and I certainly understand it for it is a major change. Dee and I met with Martin County Sheriff's Office on some issues, and they were extremely supportive of the new gate system and believe it will be a huge step forward for security and fighting crime. As most of you know, Pattie, Dee and I had an open meeting with 46 call-ins and about 60 people attending so we could address questions and concerns. Most everyone was understanding and pleased with the info that was presented. All funds for this are available from proper accounts and NOT causing any assessments or shortages from needed funds. The work should begin when permits are issued and take approximately 60 days. There should not be a great deal of disruption but please be patient as it is worth it.

There are a lot of things happening, and we are on top of the issues that need our attention now and trying very hard to get ahead of those which are coming in the near future. Pickle Ball / Tennis courts are moving along and have a lot of moving parts to the job so again we ask for your patience. We are going to be adding several more cameras for security and to protect against vandalism. We are moving on this as quickly as possible. More to come as it develops.

In closing, I want to thank each and every board member, especially our treasurer Pattie who works tirelessly to keep us on track and informed, and committee members for their dedication and very hard work to make The Meadows what it is. Also, our residents who are our friends and neighbors, for their patience and their understanding in knowing how very intense and sometimes complicated things can be to direct and accomplish what is needed to perpetuate and improve this great community!

Blessings & Regards,

Joe

## The Charming Little Library Box

In an age where technology often dominates our lives, it's heartening to see our community come together to preserve the joy of reading with the addition of a Little Library Box. This library box was conceived and organized by Niki Marin and is being painted by Lois Fink.

The concept behind the initiative is simple: "Take a book, leave a book." The shelves will be stocked not by a dedicated librarian, but by the community itself, starting first with children's books. Anyone can contribute by donating books they've enjoyed and, in return, find something new to read. The location of the little library box has not been determined but stay tuned for an announcement.

# HIGHLIGHT

## Social Committee

The Social Committee is the creation of resident and former board member, Ida Corrigan (Ridgewood), who wanted to promote community activities and camaraderie among neighbors.

Past events have included a day at Gulf Stream Park and Casino in Pembroke Pines, as well as a five-day Bahamas cruise. They are hoping to do another day trip to Gulf Stream in the early Fall.

Last February, neighbors enjoyed a fun and well-attended bring-a-dish social at the pool to welcome back our seasonal residents, followed in April by a poolside Happy Hour — or we should say Happy Hours, as the fun went on for more than three and a half hours.

If you have ideas for community activities, events or get-togethers, please send us a note at [Meadowssocial@yahoo.com](mailto:Meadowssocial@yahoo.com) or start a discussion on our Official Facebook page at The Meadows at Martin Downs Homeowners Association.

## Jungle Queen Dinner Cruise, Ft. Lauderdale

Wednesday, November 1 \$159 per person

For more information, contact

Barbara Aarons - [bshoes1@comcast.net](mailto:bshoes1@comcast.net) or

Ida Corrigan - [meadowssocial@yahoo.com](mailto:meadowssocial@yahoo.com).

Or visit our website at [meadows-hoa.com](http://meadows-hoa.com).

## Join A Committee: Be The Change You Want To See

Are you ready to make a positive impact in our community? This is your chance to be a driving force for change, lend a helping hand, and contribute to the betterment of our shared neighborhood. Explore the volunteer openings we need filled:

- Covenants Committee: Foxboro representative; alternates for Brighton, Foxboro, Greenwich, Mayflower and Ridgewood
- ARC: chairperson and alternates for Foxboro and Ridgewood
- Landscape Committee: alternates for Brighton and Foxboro
- Hurricane Committee: chairperson

## Keeping Up With The Roads

If you spot a crack in the roads, please report it to the office. By reporting it, we contribute to creating a safer environment for everyone who uses our streets – drivers, cyclists, pedestrians. It's a simple act that helps to extend the life of our roads and reduce maintenance costs.

## Welcome Committee Update

In August, the Welcome Committee had its first meeting for new residents. This meeting was an opportunity for new residents to ask questions about The Meadows rules and regulations and meet members of the Board, as well as meet each other. When moving into a large community like ours it can be overwhelming and having the ability to ask questions helps to have everyone on the same page. If you know of a new neighbor, encourage them to attend the next meeting which will be posted in the upcoming newsletters.



## Maintenance Updates

### Equipment Repairs

During recent lightning strikes the resident gate, pool FOB system and cameras at the playground and tennis courts were damaged and later repaired. Some cameras will need replacement.

### Pool & Playground Maintenance

In July one of our five pool pumps failed, and our pool contractor replaced it. We also had two pool heaters/chillers repaired under warranty. Maintenance staff have painted the fence and gates surrounding the pool and playground area.

### Irrigation

Recently, four mainline irrigation pipes were repaired, and two timeclocks and 12 irrigation valves were replaced. One of our pump stations is showing its age, Repairs were made, and it is functioning as it should. If replacement is necessary, reserve funds have been set aside.

### Painting

Paint bid specifications for the first phase of Ridgewood Capris have been sent out to qualified contractors.

### Road Maintenance

In order to improve the safety of our roads, rumble strips near stop signs were installed and a crosswalk along Waterfall Blvd. has been painted.

### Landscaping

The landscape committee and board are working with Xtreme Landscaping on enhancing the landscaping in the common areas. The funding for this was part of the negotiations with Xtreme Landscaping who will provide all the funding for this \$30,000 project.

### Tree Trimming

CPM tree division has completed the Sable Palm and deciduous tree trimming in Greenwich and Lakemont. CPM will complete the Sable Palm and Washingtonian Palm trimming throughout The Meadows. Xtreme will trim the remaining deciduous trees. If you see a neon yellow ribbon on oak trees, please do not remove the ribbon as these trees are identified for trimming.

### Fertilization & Pest Control

Our fertilization pest control contractor will be putting down an application of Fire Ant bait and fertilizer in both the lawn and shrubbery beds.

## Votes Are Talled: Results Are In

In July, a letter and ballots were sent to all homeowners regarding three approved amendments to the Governing Documents. Articles XVI, XVII (building paint) and Article XX (which streamlines the amendment procedure to simply provide approval by 51% of the Unit Owners voting in person or by proxy). Ballots were returned and counted on August 18, resulting in approval of all three amendments. Thank you to those who voted!