

New Homeowner Welcome Kit

The Meadows South Association, Inc.
PO Box 5635
Titusville, FL 32783-5635

The Meadows South Association welcomes you, as a new owner, to our community. Our community is Deed Restricted, which comes with rules on property use, configuration, and maintenance requirements. You can likely find answers to any questions you may have on the Association's website: <https://www.msahoa.com/>.

Dues

The 2025 monthly dues are \$140. Payments can be sent via US Mail to the address above or placed in the HOA Drop Box on Entrance 1 Road. No invoices are sent for payment unless your account is more than 45 days in arrears. Late fees and interest charges will accrue if not paid on time. Please refer to the Billing & Collections policy located on the webpage: <https://www.msahoa.com/information/collections.pdf>.

Parking

You have 2 parking spaces located in the front of your unit. They are yours to park in, but they are Association property. The Association is undertaking an effort to mark all parking spaces with yellow stripes and lettering. There is no visitor parking within the complex. In order for your visitors to park at the Meadows South, you must secure your neighbor's permission to use their designated parking spaces.

Parking is not allowed on homeowner or Association common area grasses. Only passenger cars and motorcycles are allowed to park in your parking spaces. C&L Towing has an exclusive contract to tow 24 hours a day, 7 days a week.

Mailbox

Every resident is assigned a postal box at one of the community boxes. If you run into our mailman (Rick), he might be able to save you a trip to the post office to get your assigned key. If not, you'll have to make it to the Titusville Post Office located at 2503 S Washington Ave. (US1) just north of Harrison St.

If you get a package that is small enough to fit in the community parcel box, the postal carrier will place the key inside your box. Once you have removed the package, you can simply place the key back inside your box. If the box is too big for the parcel box, you'll have to make a trip to the Post Office on US1 to pick it up.

Garbage Collection

Personal trash cans are not allowed to be placed in front of your unit. Four dumpsters are located throughout the complex. They are meant for household trash. Please do not put construction waste, furniture, or other bulky items in our dumpsters. Dumpster waste is collected every Monday, Wednesday, and Friday – and an additional day after the five major holidays. Vegetative waste should be taken to the compost pile located on Entrance 3 road new Cheney Highway. Dumpster locations can be found on the webpage: <https://www.msahoa.com/maps/complexboardsdumpsters.pdf>.

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Pest Control

Your dues pay for monthly pest control of your property's interior. B&R Pest Control visits the complex on the first Tuesday of every month. If you desire the service, please contact Bruce at 321.449.0399 or brpest63@yahoo.com to allow him access to your unit.

The Association provides termite protection via Terminix.

Utility Easement Maintenance

Your unit likely has a 6-foot utility easement in the front & rear of your property. End units also have a 6-foot easement on your property in-between buildings. Your deed restrictions require you to "continuously maintain" your easements. The Association is currently undertaking an effort to purge all easements on the complex of prohibited items (mainly trees). If the Association has to perform this maintenance, the homeowner will likely be billed for the cost of the maintenance.

Cable TV & Internet Service

Currently, the Association pays for basic cable TV service via Spectrum, which comes with a DVR box. You must contact the local Spectrum office to initiate the service and go to the store to pick up your DVR box. Spectrum will send a service technician to your home to establish your service for a fee. If you want additional channels, you must contact Spectrum to upgrade your service.

Each homeowner must secure their own internet service

Lawn Service

The Association contracts for lawn maintenance of our common areas and homeowner lawns. The contractor will mow your front, side, and rear lawns – as long as they have access to the property. Services include mowing, edging, and blowing.

Lawn Irrigation

The Association is supposed to provide lawn watering via the city's reclaimed water system. However, the system has been mostly inactive for the last three years. A remediation program is being evaluated and may be implemented this year. This water is NOT suitable for drinking.

Pets

We love pets! If you are a pet owner, please pick up your dog's droppings and keep them on a leash while outside.

Communications

Most communications should go to the President at dflowers81@hotmail.com. The Secretary can be reached at aguilerae1966@gmail.com

Formal notifications must be sent via US Mail to the Association. General questions & issues should be addressed to the President and delivered via email or placed in the HOA drop box.

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The Association posts pertinent information on the 3 community bulletin boards located throughout the complex.

Rules & Regulations

There are four documents which govern the use and configuration of your property. These include:

- 1) The Deed of Restrictions of Real Estate
- 2) Articles of Incorporation
- 3) By-Laws
- 4) Rules & Regulations

All may be found on our webpage at: <https://www.msahoa.com/govdocs/govdocs.html>.

For simplicity, the Association has combined the pertinent sections of the first three into the Rules & Regulations document. At a minimum, please take the time to read the Rules & Regulations.

Welcome to our neighborhood!!