



Green Publication Edition



Volume 1, Issue 1

November 2011

Board Members:

- President:
Anna Riley
- Vice President:
Ian Cook
- Secretary:
Carol Pangle
- Treasurer:
Warren Weld
- ARC Members:
James Owens (Lead)
Vincent Difranzo
Jeremy Gonzalez
- DPC Members:
Judy Deitch (Lead)
Andy Fernandez
Eugene Hajaj

Inside this issue:

Board Member Views	2
Minutes from 10/18/11 board meeting	3
VP Views Continued	4
Calendar of Events for November	5
Additional Information	5

Changes Coming to Three Meadows

For some time many residents in the Three Meadows Phase III HOA have suggested changes which affect our properties and other areas of concern. These requested changes have not been ignored by the board members.

One such change is the way information is sent to our residents. This newsletter is being published to provide on-going communication.

In addition, a website has been developed which will have all editions of this newsletter available. Those individuals who would prefer to access our community information at their own leisure, may find this additional resource beneficial. Everyone is encouraged however, to provide an email contact so that

reminders can be sent when appropriate.

In order that all members of the community are provided information regarding these changes, this version of the newsletter will be mailed. To keep costs down, future editions will be available only by email or online unless USPS delivery is requested in advance. Contact Warren Weld @321-305-4000 to request this option.

The data format of the newsletter will be in Adobe PDF format. Any members who do not have a compatible reader to open this type of file can download the free reader directly from adobe.com by simply opening that webpage and following the directions provided.



All trails start somewhere.

This newsletter and the website tasks are being undertaken by me (Mark Thomasson). Please feel free to provide feedback and suggestions for future editions. Any feedback is anonymous.

newsetter@3meadows.spacecoast-florida.com

New Board Members Join the Ranks

Some other changes include electing a vice-president. Please welcome Ian Cook to this position.

Several members have volunteered their efforts to assist in some of the areas of association responsibilities.

Our on-going ARC members are: James Owens (Lead), Vincent Difranzo and Jeremy Gonzalez.

DPC members include: Judy Deitch (Lead), Andy Fernandez and Eugene Hajaj.

A special thanks to all these folks for volunteering their time and efforts.

¹ ARC = (Architectural Review Committee)

² DPC = (Due Process Committee)



“ To manage a community requires the participation from the majority “



Views and Updates from the President:

I would like to take the opportunity to thank Don Elmore for doing a great job with our Newsletter, due to illness Don can no longer write our newsletter and Mark Thomasson has been kind enough to fill in for Don. Please keep Don in your prayers. The Board has decided to have a House Decoration contest this year and the winner will receive a \$25.00 gift certificate. The judging will be on December

17th 2011.

Dear Neighbors please try and take the time to read your HOA documents. If you do not have one contact Warren Weld, he will see that you get a copy. It will make it a lot easier on all of us and maybe clear up some matters that concern some of you. The Holidays are creeping up on us, so everyone have a Happy, Healthy and Safe Holiday. A special “Thank You” to the

Board members and Committee members for all of the hard work that they do, I know I appreciate all of their efforts in trying to keep our neighborhood in pristine condition. The next meeting for the Board is on January 10, 2012 at 7:00:p.m. at the Grace Fellowship church Room #3.

Thanks Anna

From the Vice President:

Happy Holidays! We have a new board in place and with it we wish to reaffirm to you that our goal and priority is and must always be to protect our property, neighborhood and lifestyle. We, your association, are likewise reliant on all the neighbors and home-

owners in our community to make our association a success. We are committed to transparency and putting the collective needs of our neighborhood first. We are dependent on your feedback and want to hear from you! We, your elected board members, are always

available. It's a new day here in Three Meadows Phase III and there's never been a better time to join in helping make our neighborhood a safe and enjoyable place to call home for all of us! Enjoy your Thanksgiving holiday!

... continued pg. 4

From the Treasurer:

At the October 18th Annual meeting of Phase III homeowners both the HOA 2012 budget and annual assessment were discussed and approved. For the third year in row the budget for Phase III expenses was set at \$13,000.00. During a discussion of those present at the meeting the 2012 assessment of each of the 93

homeowners was approved and set at \$140.00 to cover the cost of the budget. All homeowner's are reminded that Annual Assessments are due on January 1st. The mailing address for annual assessments is still Three Meadows PH III HOA, PO Box 561436, Rockledge FL 32055. The treasurer would appreciate your help to

make the payments on time to save he and the association the time and expense of mailing invoices and follow-up for late payments. Questions and/or comments on the budget or assessment may be made to the treasurer: Warren Weld @ 321-305-4000.

Minutes From Board Meeting on 10/18/2011

- **Call to Order:**

The President called to order the Annual General Meeting of Three Meadows Phase III HOA at 7:10 P.M. at Grace Fellowship Church. The meeting began after being led in the Pledge of Allegiance.

- **Board Members Present:**

Anna Riley	President
Warren Weld	Treasurer
Carol Pangle	Secretary

- **Homeowners in Attendance:**

Jeremy Gonzalez	1217 Meadow Lake Road
Eugene Hajdej	1215 Winding Meadows Road
Ian and Kristen Cook	1234 Winding Meadows Road
Vinny and Barbara Difranzo	1236 Winding Meadows Road
James Owen	1238 Winding Meadows Road
Judy Deitch	1197 Walnut Grove Way
Andy Fernandez	1217 Walnut Grove Way

- **Minutes:** Minutes from 8/23/2011 meeting were read and approved

- **Due Process Committee:** No report

- **Treasurer's Report:**

We are within \$60 of the budget. The Treasurer went through the report and indicated the middle portion was money coming in or going out that wasn't expected. Last year we had a reserve in the budget and used that instead of raising HOA dues. Seven delinquencies have been cleared up because they have been sold over the past three years. Two new delinquencies were identified in 2011 and they have liens on the properties. There are still a total of six delinquencies in the HOA.

Copies of liens have come through on several homes. Realistically lawns will not need to be mowed for a while with the change of the season. Warren stated that we need to take care of yards so the neighborhood doesn't look back and reflect poorly on the value of the other homes. In the meantime we will continue notifying the owner or bank about repaying the fee to have these lawns mowed. Vinny Difranzo mentioned that the city's Code Enforcement has a process in place that will take of this problem and that the HOA shouldn't have to involve itself. According to him the city will put a lien on the property and will track down the owner. 1235 Winding Meadows Road has been abandoned and this house could become a problem before the dust settles in finding out who owns it.

We still have one homeowner not following the covenants and is parking a commercial vehicle in his driveway. The Homeowners Association is now in the process of suing him. All he has to do is make his vehicle look like a personal vehicle and not a commercial truck to avoid the lawsuit. This can easily be accomplished by putting magnetic panels over the commercial signage while parking in the neighborhood.

- A motion was made and passed to accept the Treasurer's Report.
- **Architectural Review Committee:** One request for an ARC form was made to have a driveway painted AFTER the driveway was painted. The homeowner has yet to turn in a written request.
- A motion was made and passed to accept the Architectural Review Committee report.
- **New Business:**
- Due to Don Elmore's illness Mark Thomasson will take over the newsletter. Don's quick wit and engaging articles will be missed.



- The Neighborhood Christmas Decoration Contest will be judged during the third week of December. There will be a prize of \$25.00 to the winner. We will ask for volunteers to judge this event through the upcoming newsletter.
 - Anna made a motion to change the addendum. Warren seconded it. A proxy will be mailed to each homeowner. If the proxy is to be used, it must be notarized. Two thirds of the members at the meeting are needed to pass any changes.
 - Warren continued the discussion concerning the 2012 Budget Forecast and 2012 Reserve Forecast. There is a choice to increase the dues in case something comes up that is unexpected OR leave it as it is and if something does come up we can have a Special Assessment. We must decide whether to build up the reserves or keep it as is. We are required by Florida law to have a reserve. Anna made a motion that we accept the new budget as read. This will make the annual dues \$140. The motion was seconded and passed with all in favor.
 - James Owen recommends that driveways remain concrete in color or the use of pavers. There is too much of a chance that we could end up with a rainbow of colors throughout the neighborhood. We were reminded that any changes must be made through the Architectural Review Committee and approved.
 - Nominations were made for the new board:
 - Judy Deitch nominated Anna for a second term as President. This was seconded and approved by all in attendance.
 - Anna Riley nominated Ian Cook as Vice President. This was seconded and approved by all in attendance.
 - Warren Weld was nominated to hold the office of Treasurer for a second year. This was seconded and approved.
 - Anna nominated Carol Pangle to hold the office of Secretary for a second year. This also was seconded and approved.
- The new Due Process Committee will consist of:
- Judy Deitch
 - Andy Fernandez
 - Gene Hajdej
- The Architectural Review Committee will consist of:
- James Owen
 - Vinny Difranzo
 - Jeremy Gonzalez
- These homeowners were all nominated and seconded by those in attendance at the meeting.
- **Adjournment:** The meeting ended at 8:15 P.M

VP Views Continued: Over the course of the last year many new ideas have been tried in an effort to meet the challenges of up-keeping our neighborhood. Some have had positive results and others haven't. However, through it, we have learned from the mistakes and are making adjustments in an effort to better serve and maintain our neighborhood. To this end, we hope to adopt new and updated amendments to our deed restrictions that will better reflect both the current Florida statutes and the practical needs of our community. We invite your input on these proposed updates. We are also hoping to grow our community involvement by revamping this newsletter and creating a new website. We feel communication is key and therefore want to make information as easily and readily available as possible. In an effort to keep both waste and costs to a minimum, we would like to start a newsletter that is email based, which will provide a quick and easy read. While it's of course not mandatory, we are encouraging all of our neighbors to sign up and take this easy step towards staying informed. Your information will never be shared with outside sources. If you would like to receive this newsletter, please respond to: newsletter@3meadows.spacecoast-florida.com with your email address. Thank you!



Anna Riley, President
321-632-2916

Ian Cook, Vice President
321-795-9114

Warren Weld, Treasurer
321-305-4000

Carol Pangle, Secretary
321-634-5763

DPC Committee

Judy Deitch -
321-638-4697

Eugene Haja -
321631-8711

Andy Fernandez
321-504-7695

ARC Committee

James Owens
321-639-2515

Jeremy Gonzales
321-504-9549

Vincent DeFranzo
321-6366828



Calendar of Events

Upcoming events are highlighted below. Residents are encouraged to share dates they feel would be of interest to other neighbors. If you feel others would like to know about an event in the area, please forward an email to: newsletter@3meadows.spacecoast-florida.com.

November 2011

Sun Mon Tue Wed Thu Fri Sat

		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

Dates of interest:

The next board meeting will be on January 10,2012 at 7:00:p.m. at the Grace Fellowship church Room #3.

Message from James Owens:

Please inform residents that they should place garbage on the curb no earlier than 5:00PM on Wednesday and Sunday for Thursday and Monday Pickups, and not to sweep trash into the curb drains.

Now on the web

Save some trees ...Visit us on the web at:
3meadows.spacecoast-florida.com