

# Association News

*A short collection of current and upcoming issues.*

Titusville Section One's Homeowners' Association Newsletter

Summer/Fall 2013

## Annual General Membership Meeting

7 PM, September 9, 2013

Titusville YMCA Meeting Room-Corner of Harrison and Park



### Will Status Quo Still Work?

For several reasons, annual general membership meetings bring with them attention to the unacceptability of the association's status quo. There are positive and negative aspects to our current status:

On the positive side, we do have a good-looking neighborhood with well-maintained townhomes and generally cooperative owners/occupants. The yards are mowed and the hedges trimmed and lawns are generally green. Dues are mostly up-to-date and are some of the lowest you can find. Property values are slowly recovering. Financial and governance issues are handled by a local Board of Directors.

On the negative side, maintenance is becoming more and more of a challenge as these units reach beyond their 30th birthday. Local economic downturns have made even our modest dues and maintenance demands a greater load on owners. And...

...the Board of Directors is reaching a tipping point due to lack of general owner participation in the mechanics of governance.

Status Quo for the Board of Directors has been to presume all would stay on board for another year and another year and another year. The Board would set up each annual meeting and hope that enough owners would either attend or send in their proxy cards to reach the legal quorum to allow the meeting to meet state requirements and elect the Board for the following year.

The loss of several long-term, active members due to health issues and relocations will require the enlistment of replacements willing to take on these positions. Expecting the same people to continue year after year is not fair and unrealistic. It is time for others to 'step up to the plate.'

One other option is to enlist a property management company. A typical estimate for those services would run \$12,000 a year or another \$140.00 a year per unit. A minimal board would still be required. Personally, I would fear the loss of a neighbor's reasoned decision-making in local issues. Serving the neighborhood on the Board of Directors seems to be a better idea all-around. Throw YOUR hat into the ring to become part of the solution.

# 2013 Annual General Membership Meeting

## PROXY Vote Authorization

I, \_\_\_\_\_, owner of  
(Print OWNER'S name)

\_\_\_\_\_, hereby authorize  
(Titusvillage Address)

\_\_\_\_\_, the bearer of this proxy, to vote, in  
(Print BEARER'S name)

my stead as needed, at the 2013 Annual General Membership Meeting of the Titusvillage  
Section One Homeowners' Association. (Clip and send/give to designee.)

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

If you cannot attend, you can give this proxy to someone to represent you at the meeting. Please be sure that your choice will be in attendance. Another option is to mail this proxy to any of the current Board members as listed below. c/o Titusvillage Protective Homeowners' Association  
PO Box 563, Titusville, FL 32781-0563

### Board of Directors

President:	Vice-President	Treasurer	Secretary	ARC Chair	Mowing/Spraying
John Bonggren	Bob Payette	MaryAnn Colquhoun	Becky McClain	Brian Hulsberg	Rick Copeland

and: Neil Johnson and Sharon Willman on the Architectural Review Committee

## Current Happenings!

Check out our association website:  
[titusvillagesection1.com](http://titusvillagesection1.com). All the essential association documents and contact information are there for quick referral.

Landscape Challenge: In spite of a mild Winter, the Summer heat is killing off a lot of our lawns.

There is help available and there are steps you can take to keep your property looking nice.

1. Every Thursday, the mowers are here for mowing, edging, hedge trimming, and sweeping. Be sure your area is clear of obstacles such as sprinklers or toys. Post any special instructions regarding their services.

2. Do NOT park on grassy areas. Give green a chance by adding water and TLC.
3. Also, Thursday is the yard waste pick-up day. Get the containers to the curb early. Don't try to use the trash or recycle bins for anything other than the designated items. Don't leave it there so long it kills the grass.
4. Massey spraying services have noted that several units have trees or bushes growing close enough to touch the walls. They warn that this contact is enough to allow insects to reach the siding and cause future issues.

ALSO: The YMCA is hosting a farmer's market, from 8AM to 8PM, the day of our annual meeting. Go early and shop.