

Association News

A short collection of current and upcoming issues.

A Titusvillage Section One Homeowners' Association Newsletter

January 2013

Happy New Year!

The Titusvillage HOA Board of Directors wishes all of you the happiest new year. Times have been tough locally but, hopefully, the worst has passed. 2013 should be a recovery period when everyone can take action to improve the appearance, security, and general ambiance of our village. Make 2013 the year to make a difference. Let your pride in your residence show.

2013 Officers and Board of Directors **President's Message**

The following were elected to the Board at the 2012 General Membership Meeting.

President: John Bonggren

Vice-President/Web Design: Bob Payette

Treasurer: Mary Ann Coquhoun

Secretary: Rebecca McClain

ARC-Chair: Brian Hulsberg

Mowing/Spraying Contact: Ricky Copeland

Member-at-Large / ARC: Neil Johnson

Member-At-Large / ARC: Sharon Willman

Many thanks to outgoing President Joy Winslow for many years of service!

Board meetings are held on the 3rd Wednesday of each month. Meeting announcements are posted at the Park Avenue entrance with the time and location of the meeting.

You can contact the board members via the PO Box listed below or by email, titusvillagesection1@gmail.com.

Happy Holidays to all of you. Assuming that the Mayan predictions about the end of the world are incorrect, I will be serving you as Association President for 2013.

I've been in the neighborhood since 1993, first as a renter and then, in 1995, as an owner, spending several of those years in various Board positions, and being President for two of those. The Presidency and all the other Board positions are not generally sought but seen as a necessary duty to the neighborhood. There are no perks for being on the Board and local issues can be time-consuming and bothersome. Fortunately, there are new faces appearing again to fill vacant seats and help with whatever work loads appear. Your patience and cooperation are appreciated.

Answers to many of your questions can be found at our new website, titusvillagesection1.com. Bob Payette has loaded the Association documents onto that site for your easy reference. Check it out when you have questions about Association procedures and services.

Happy New Year. John

Protect Your Copies of Association/

Home Ownership Documents

Everyone should be able to put their hands upon their HOA Deed Restrictions and accompanying documents regardless of the number of years since the purchase of the property. That will insure that all renovations, decorations, and repairs are done in accordance with those rules and more recent adjustments. Those documents are supposed to be presented at the purchase closing but, over time, they can be lost within the stacks of paperwork. Now that they are available online at the Association website (titusvillagesection1.com) you can read them anytime along with other rules and regulations.

Your home is a big investment and working within the restrictions will protect your investment and that of your neighbors.

City Bins present a new problem

Recent changes in the garbage/recycling/landscaping cuttings collection process has added a new ornament to our property. Being a neighborhood with either small single garages or none at all, there is precious little space to conceal the large plastic containers. Previously we have requested concealment on patios, porches, hedges or garages. All of those are still preferable to leaving them out in plain sight, but the challenge is greater, now.

Do what you can to reduce the amount of time the bins sit at the curb while still meeting the city's timelines. It will take a while to keep track of the every-other-week recycling pick-up times. Landscaping trimmings should be timed and placed by the curb so as to NOT kill off our struggling grassy areas.

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HOA Website Unveiled at *titusvillagesection1.com*

It may have taken 30 years to arrive but maybe the HOA has reached digital adolescence. The last of the section's lots have been developed and now we're presenting ourselves online. Thanks to Bob Payette, a new Board member, we have an online address and pages of documents, photos, and information. Access is unrestricted so it can be used by anyone for reference work, sales, or communication with the Board.

Bob will monitor the site and refer questions as needed to find the best answers. He says he will continue to add association documents and schedules as they become available. It is in every owner's best interest to know the details of the governance of the Association and become involved in the betterment of the neighborhood.

Currently, he has posted photos of holiday decorations from around the neighborhood and is requesting more. There are so many resources within the community that could be shared to everyone's benefit, whether it be leftover paint or experience in dealing with repairs. Long-term residents have weathered many contractors, painters, landscapers, plumbers, and other skilled labor, as well as worn-out parts of the construction. This site could become a clearinghouse of useful information. Feel free to make suggestions to Bob.

Don't Let Financial Woes Worsen

The last few years have been very rough on some of our homeowners and some of them have allowed the situation to get worse. Even at our current dues level of \$105/quarter, some budgets run out of room. If you find yourself in that situation, don't just skip your dues payment, call or email our Treasurer (321-269-1753) to see if some arrangements can be made.

If you choose to continue to skip dues payments you will receive a short series of notices before the situation is sent to our legal service. Liens are put into place and they will include legal fees that increase the debt. We would much rather work with each situation.

Mowing Schedule Changes for Winter Months

After a summer growing season with weekly mowing, our lawn service changed its schedule in December to mowing every other week. They will still be in the area every Thursday to keep the property looking good, doing hedge trimming and blowing of sidewalks and driveways on the first and third Thursdays and mowing on the second and fourth Thursdays.

Please remember to clear the yards of sprinklers and other items that may impede or damage the mowers. It is best if you schedule your watering to other days.

If you have any special issues to report, contact Ricky Copeland through the Association email.