

Village Square of Titusville NEWSLETTER

SPRING 2021

2021 BOARD OF DIRECTORS

Donna Tidwell	President
Dennis Filler	Vice President
Wanda Lawson	Secretary
Ann Ward	Treasurer
Pam Kellogg	Director at Large

COMMUNITY MANAGEMENT

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Village Square of Titusville Condominium, Inc.
1655 Harrison St., Box 11, Titusville, FL 32780
Office: 321-269-4250 Fax: 321-269-0394

Exterior Insurance Agent (for certificates):
Statewide Insurance Vero Bch, FL **772-316-1317**

Non-Emergency POLICE: **321-264-7800**

New Rule Changes:

The board is mailing proposed new rules with this newsletter. While it is ultimately a board

decision to make, owners have a right to attend the meeting and voice their concerns before the board votes to enact and start enforcing a new rule.

Those to be changed are:

NOISE: In the event that the second floor unit's previous owner has removed the carpet installed by the developer and installed laminate, hard wood or tile floors, the present owner or lessee shall cover all walking areas with rugs and carpet runners must bring the flooring back into compliance to ensure the quiet enjoyment by first floor residents.

19.9 change: Verification of installed carpet and padding (on second floor units) is required before the board will review / approve new occupants. Installation must be completed before occupancy.

10. Entryways: A maximum 2 gallon decorative planter pot is allowed to sit near each owners' front door to house attractive live plants. One (1) fold-up chair is allowed to be kept outside to be used for private enjoyment, but must be folded up

and leaned against the entry wall when not in use, and brought into the home when resident is away for more than seven (7) days. One (1) mat, not to exceed the width of the front door, with non-offensive wording, is allowed, and one wreath of no more than eighteen (18") inches may be placed on a front door as long as it is in good taste and does not hide a unit number or needed emergency information. NO PERSONAL BELONGINGS may be attached to any exterior common wall. If a resident chooses to place holes in exterior common walls, they will be asked to remove such personal item and pay to have the holes professionally filled and repaired.



Personal Appliances: As the community ages, so do appliances. Some we have found are ORIGINAL. Almost 30 year old water heaters and air conditioners. We ask that you periodically check your appliances for signs of disrepair or breakdown. When a 2nd floor water heater bursts, it affects your downstairs neighbor BADLY. You can, in fact, be held liable for their damage if you ignored signs of failure. PLEASE check your appliances regularly!

Bikes:

The fire marshal has given approval for up to TWO (2) bikes to be housed in the alcoves next to stairwells. Not all buildings have this space, but you are welcome to use your closest alcove, making sure that the bike is in good repair, and you have locked it in case of theft. Bikes are not allowed to be left on second story levels outside of your home.



Items under stairs:

Some residents think they can store personal items in "common" spaces. This is not accurate.

While some alcoves are hiding mulch, stones and gardening equipment, those are for the common areas, for the benefit of all. But anything else of a personal nature must be removed immediately. Maintenance will be removing all personal items under stairs on April 1st.

Are you interested in signing up to be a part of a **COMMUNITY WELLNESS GROUP?**

If you would like neighbors to contact you on a daily or weekly basis and check in on you, let us know. Some members of the community want to

start this, but will also need people willing to be the callers and helpers. Let us know if you want to be a part of this in any way.

Clubhouse Renovations are Underway!

The clubhouse is getting a facelift. As of March 8th, the old stained green carpet is being removed and a light gray waterproof laminate is being installed. The walls are being painted a light blue-gray, and new lighting is being sought. Many of the old decorations and furnishings are also being replaced. The clubhouse will have a tasteful "Space" theme.



Guests/Visitors:

There is a form for guests or visitors to complete if they will be staying in a unit less than 15 days. No background check will be needed, but the information on the form is needed. Please go to the clubhouse or to the website to obtain one of these forms. It is necessary for all guests or visitors to check in and allow the office to know who is onsite with what type of vehicle they drive.



CPA Tax Return Completed:

Because the gross income of this association, \$262,080, is under the Florida Statute requirement for an audit or review, the Association only had the 2020 tax return completed by a CPA. All owners are welcome to request a copy of the year-end income and expense reports. If you would like a copy, email us and we will send it to you!



Pool Reminders: Please remember that a resident **MUST** be at the pool with their guests. They cannot just leave people, especially children, to fend for themselves. If you need a pool key, they are available for a deposit of \$25.00. Let management or a Board member know and we will help you obtain one. Only owners can purchase this key, not tenants.



LEAKS: If you suspect a leak in your unit is a "slab leak" - under the foundation of your unit - notify management first!

Do not just call out your own plumber. The Association cannot be held responsible for contractors that you call out.

And please remember that these sorts of unknown and unexpected items are why it is **imperative** and **REQUIRED** by Florida Statute to have a personal

condo insurance policy. No matter who's fault a problem is, the Association is only required to repair a problem in the walls between units or under the foundation, and to replace drywall if necessary. The Association is NOT responsible to texture or paint your walls, to replace damaged cabinets or personal belongings, nor to clean up the accompanying mess. That all falls on the owner to take care of their own unit. Interior damage is an **OWNER RESPONSIBILITY** and this is why a personal H06 policy is so important!



All bookkeeping questions are best requested by e-mail to our bookkeeper Sarah, at Sarah@RecDif.com. She can email you a statement of your account if you need one, or your "portal" shows you "real time" totals and you can print out your own statement.

WEBSITE:

Please take a moment and go to your website!

www.ReconcilableDifferences.net is our main page. Click on the Village Square sign photo to access your property. Photos of your property, minutes of meetings, FAQ, forms for realtors, forms you will need to reserve the clubhouse, sign up for auto payment of your maintenance fees, tenant approval forms, and the form you must fill out to sell your home. All of these forms are accessible at any time on our website.



We also have the "wind mitigation" forms and photos on this site, so that you can have your insurance agent download the form for your building and get you a credit on your personal H06 insurance policy.

There are "WORK ORDER" forms in the clubhouse, or you can email us at Office@RecDif.com, or use your Appfolio portal to let us know work needs to be done in common areas: Light bulbs out, pool issues, broken sprinklers, etc. Please do NOT verbally tell Dennis or board members about issues. **PUT THEM IN WRITING.** That starts the process of getting work done.



We would like to **THANK** all the residents for their continued efforts in helping to keep Village Square clean and looking great. It is the continued effort of all who live in the community that keeps this community in **EXCELLENT SHAPE!** Always remember to be a **GOOD** neighbor.