

Village Square of Titusville NEWSLETTER

SUMMER 2020

2020 BOARD OF DIRECTORS

Betty Conant	President
Dennis Filler	Vice President
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COMMUNITY MANAGEMENT

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Village Square of Titusville Condominium, Inc.
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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 just 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 an way.

NOISE: Please be considerate of your neighbors. As many of you know, we can hear almost everything through these walls, so we ask that you think of others when playing your music, slamming doors and sliding doors, arguing with a family member, etc. We want to all live in harmony, so we ask you to think before noise gets loud in your unit.



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.

Painting of the clubhouse and Buildings 1715 & 1725 will be done this year

The contractor for this work will be chosen soon and the work should start before October. Notices will be posted on all doors affected, but you will be required to remove your own framed screens from windows, and place towels at thresholds and window sills, especially if you have older windows that leak. This will be a professional, experienced paint company with good recommendations. Please work with them and take care of their requests promptly.



REMINDERS: NO Plastic bags or Styrofoam containers are to be placed in the recycle bins. Please empty your plastic bags of their containers and throw the bag away in the dumpster.

Large items that are placed at the dumpster, must be to the side of the dumpster and not touching the dumpster. Then the owner must contact the city for pickup of the large items.

Tenant Requirements:

Please remember that there are official, recorded rules for renting to a new tenant. They need to fill out our "renter profile" and "background authorization" forms and present these, along with a \$50 check and a COLOR copy of their driver's license, to the office or management. We do a background check on ALL potential residents, and if there are felony, assault or robbery charges, they will not be approved.



Rules:

The Rules were revised and mailed to all owners last year, and those were in effect as of Jan 1, 2020. Copies of the new rules can be found online at the management website. Please make sure your guests, visitors, and tenants receive a copy of the rules so they can always comply.



OWNER RESPONSIBILITY and this is why a personal H06 policy is so important!

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.



PET RULE: Please remember that each unit is allowed up to two (2) pets that do not exceed twenty (20) pounds each and are no more than 14 inches in height at the shoulder when full grown. If you have 2 pets and a friend comes to stay, they cannot bring any pets with them, since you have the maximum number allowed. Also, PLEASE clean up after your pet right away. Think of others and how you would feel if you stepped in something that was left by a neighbor's pet! And, of course, there is a county leash law that requires all pets to be on a leash when outside.



All pet owners are reminded that the dog walk area is at the back and side walls/fences, NOT on the sidewalks or in the street.

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

Toilet LEAKS: We have discovered more and more toilets leaking into the units below them. This is a simple repair that costs thousands of dollars in wasted water if not repaired. The original toilets are old and the wax rings need to be replaced.



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.



CPA Tax Return Completed: Because the gross income of this association, \$249,600, is under the Florida Statute requirement for an audit or review, the Association only had the 2019 tax return completed by a CPA. All owners are welcome to request a copy of the year-end 2019 income and expense reports. If you would like a copy, email us and we will send it to you!



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.