

VILLAGE SQUARE OF TITUSVILLE

WINTER 2020 NEWSLETTER

2020 BOARD OF DIRECTORS:

Betty Conant	President
Dennis Filler	Vice President
Donna Tidwell	Secretary
Ann Ward	Treasurer
Wanda Lawson	Director at Large
Bernie Franczyk	Director at Large
Holly Hueck	Director at Large

MANAGEMENT: Reconcilable Differences, Inc.

Michelle Davis, CAM | Cell: 321-243-4346
Sarah Schunk, Bookkeeper
2560 Palm Lake Dr., Merritt Island, FL 32952
Office: 321-453-1585 Fax: 321-301-4212

E-Mail: Office@RecDif.com

Village Square of Titusville Condominium, Inc.
1655 Harrison St., Box 11, Titusville, FL 32780
Office: 321-338-6235 Fax: 321-338-6236

NON-Emergency Sheriff: 321-264-7800

Solid Waste (Special Pickups): 321-383-5755

Insurance Agent: Dave Siperek 800-260-5252

Statewide Insurance: www.StatewideCondo.com

Board Changes: The election took place at your Annual Meeting in January. Since then, a change has taken place. VP Dennis Lee had to sell his home, so had to resign from the board. Wanda was asked to serve again, and she agreed. We thank her for her willingness to help.

Amendment Results: Most of the amendments did not pass. Two did: Requiring that a working key to your unit be given to the Association passed 52 to 14. And the clarification allowing the Association to charge potential buyers and tenants the actual cost of their background checks is now legal. Non-US citizen background checks cost more than US citizens.

Parking: Please be cautious of the way you are parking your vehicles. If you back into a space, please be careful not to hang over the sidewalk. If you have a hitch attached, please make sure the hitch is not in a space where walkers could trip or injure themselves.



Pool Heater Update: The pool has been heated since November. Have you tried it yet?

Unit Occupancy Limit:

Per HUD and county guidelines, a maximum of “two heartbeats per bedroom” are allowed in each home. So a 2-bedroom unit can house a maximum of 4 people, including children. You are allowed to have guests for up to two weeks that put you over this limit, but this rule is firm.



Trash & Recycling:

Please make sure that you are throwing out both trash and recycling in the appropriate places. We have had an increase in regular trash being thrown into the recycling bins. Plastic bags are not to be placed in the recycling bins. The pickup drivers will not take any of the items in the bins if the bags are included. The local grocery stores will accept the plastic bags, or they can be placed in with your regular trash. Please rinse plastic, glass & aluminum recyclables before putting them in the bins.



Bulk Items: Do not leave bulk items such as mattresses, old TVs, furniture, or large boxes in or around the dumpsters. You must call 383-5755 to schedule a pick-up of these items. The city is unable to empty the dumpster if anything is blocking the front of the dumpster.



Reporting Concerns:

If you see something that looks wrong, please speak up and submit your concern to the Board *in writing*. Attention forms are located in the clubhouse or you can email it to Office@RecDif.com or complete a request in your AppFolio portal. AppFolio also has a free “app” for your smart phone, so you can see your statement, make a payment, request service or tell us about a common area problem directly through your portal.



Wind Mitigation Forms:

Wind mitigation forms are on the website. Owners or their insurance agents can go online and print them off.



Submitting these forms could save \$200 to \$600 on your policy.

Parking Rules: Residents are reminded that there is one dedicated space per unit. Additional vehicles **MUST** be parked in spaces marked with a black rectangle at the ends of the buildings. Each building has limited GUEST spaces reserved for true guests who do not live there, and use is limited to 48 hours. When parking, do not pull up over the curb, blocking the sidewalk, or park outside the painted lines. We ask that you park no more than one car per approved resident on a regular basis.



Soundproofing Between Floors: Please be mindful of your neighbors below. Even carpeted floors can sound loud to those below if the walker is “heavy-footed”. Second floor units **MUST** have padding & carpet on most walking areas; the only exception is in the kitchen, hallway and bathrooms. Second floor balconies cannot be carpeted unless enclosed and deemed part of indoor living space. Please think of your downstairs neighbor and “walk softly”.



Pets: Please remember that each unit is allowed up to two (2) pets under 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 in the unit.



PLEASE clean up after your pet right away. Please consider how you would feel if you stepped in a mess that was left by neighbor’s pet! **There is a county-wide 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. Each pet must be registered with the office and you must update their shot

information yearly with the office. Pet Stations have been installed at each end of the condo property with waste bags for your use. Please use these and **CLEAN UP** after your pet!

Website: Please take a moment to check out your website! Visit www.RecDif.com and click on the Village Square photo on the right side of the page. Photos of your property, minutes of meetings, forms used to reserve the clubhouse, to update your information, approve tenants, sell your home, and to set up auto payment of your maintenance fees are all accessible at any time on our website. Wind mitigation forms for your insurance company can also be found there.



Rentals: Currently, per the amendment approved in 2018, only 30% of units can be rented and Village Square is at 31%. There is a waiting list if you are thinking of renting. Owners who are renting their unit have 60 days to re-rent the unit at the end of the current lease. If a new tenant is not found within 60 days, that unit will be placed on a waiting list and the next unit waiting to rent will be contacted. For units that are sold, the new owners must wait one year before being eligible to rent their unit, and then will be placed on the list. Please remember that all leases must be submitted in writing and tenants must complete a background check, pay the fee and have an interview with the board, at least 10 days before tenants move in. Forms are on the website www.recdif.com, then click on the Village Square picture.



Speed Limit: All drivers are asked to use caution while in the parking lots and on the driveways. If you see a resident driving erratically, take down their license plate number and take a picture of the vehicle if possible, to submit to management. If the resident has properly registered their vehicles, with proper documentation, a violation letter can be sent.



