

VILLAGE SQUARE OF TITUSVILLE RESIDENT NEWSLETTER SPRING 2019

2019 BOARD OF DIRECTORS:

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

MANAGEMENT

Reconcilable Differences, Inc.
Michelle Davis, CAM Cell: 321-243-4346
Sarah Schunk & Gabrielle Porter Office Admin
2560 Palm Lake Dr., Merritt Island, FL 32952
Office: 321-453-1585 Fax: 321-305-6199
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

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.



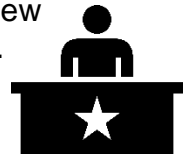
Reporting Concerns: If you see something, please speak up and submit your concern to the Board *in writing*. Attention forms are located in the clubhouse or you can go online to www.recdif.com. The online Attention Form has been updated so pictures can be included in your submission.



Game Nights: There will be card games every Wednesday at the Clubhouse from 2-4pm. In Mid-February a few new games will be introduced! All are welcome to come play. Please bring \$3.00 in quarters with you!



2019 Board of Directors: Please take a moment and welcome your new board member Wanda Lawson. Ann Ward came onto the board mid-term last year after Al Flotre sold his unit and move away. The Board Members are listed at the top of this newsletter. Please remember to thank them for the continued hard work they do for our community!



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.



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 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”.

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. Waste Management is unable to empty the dumpster if anything is blocking the front of the dumpster.



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: In the vote for the reduction of rentals, the majority of owners voted to lower the

number of rentals from 30% to 25%. Owners that 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. Please remember that all leases must be submitted in writing and approved at least 10 days before tenants move in. Forms are on the website www.recdif.com, then click on the Village Square picture.



Pool Update: We had 47 owners vote to install an electric heater at the pool, with 20 wanting to keep it unheated. The board chose a vendor and they are going through the steps to get approval from the city and county now.



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.



Building Upgrades: Hurricane Irma damaged several of the roofs in September 2017. The 1685, 1705, and 1715 building roofs were replaced in 2018 and carry a 25 year expected lifespan. Painting of 3 buildings was completed in late 2018, and all of this was paid from your reserve funds with no extra funds needed from owners.



Unit Occupancy Limit: Per HUD and county guidelines, a maximum of “two heartbeats per bedroom” are allowed. So a 2-bedroom unit can house a maximum of 4 people, including children.

