

Association News

A short collection of current and upcoming issues.

Titusvillage Section One's Homeowners' Association Newsletter

January 2014

Happy Holidays to all of you and your families. We hope you are able to spend quality time with those you care about the most and that you are weathering these economic times. Watch for those joyful holiday decorations around the neighborhood and send good wishes to those in need.

The 2013 General Membership Meeting Was a Success

Every September, this homeowner's association is required to hold a general membership meeting with the minimum goal of electing a Board of Directors for the upcoming year. In years passed, there have been times when it would take a couple of tries to finally achieve a quorum, even with proxy voting. Newer state guidelines have made it easier to reach this requirement to hold the meeting but it is regrettable that more owners choose not to attend.

This year's meeting included a presentation that described the potential impact of hiring a management company. Even the potential impact of increasing the dues structure did not draw a crowd. There were enough owners present to hold the meeting and the management company proposal was discussed with the attendees, and the potential action was left as an option for the Board.

Electing a new Board of Directors was accomplished and it included a couple of new owners, something especially needed if we are to hold off engaging a management company. Specific office designations were made at the October Board meeting.



2014 Board of Directors

President: John Bonggren

Vice-President: Vivian Freeman

Treasurer: Mary Ann Colquhoun

Secretary: Becky McClain

ARC CoChair: Rick Copeland

ARC CoChair: Sharon Willman

ARC Member: Neil Johnson

Member-At-Large: Beth Bonaccorso

Mowing/Spraying: Rick Copeland

Board Members Emeriti:

We all owe past-president and Board member **Brian Hulsberg** a debt of gratitude for his many years of service. He no longer lives in the neighborhood but offers his help to the HOA.

Also, we are still relying on **Bob Payette** for his technical services in keeping the HOA website (his creation) up and running. This site gives the owners quick access to those often mislaid HOA documents that spell out the rules and regulations that cover us all. Thank you.

Other Bits and Pieces

Thank You YMCA.

Our local YMCA hosted our annual meeting this year, allowing us to easily walk to the meeting. The room was adequate due to the typical turn-out and guest cards were provided to any who requested them. We will try to schedule the 2014 meeting there, also.

Crimewatch Alert Given

After receiving several reports of break-ins or attempted break-ins in and around our neighborhood, we decided to alert the residents and provide some suggested security actions. We can be more secure if we all give some thought to locking home and car doors and windows.

Mowing on Winter Schedule

Starting in November, our mowing company has moved to its abbreviated mowing schedule. They still will be in the neighborhood every week, but only mowing every two weeks. When not mowing they will be blowing off driveways, and trimming trees and hedges. Thursdays remain as their primary workday.



Association Rules are Enforced

Whenever homeowner associations are mentioned in the news they are usually portrayed as the uncaring enforcer of arcane regulations, trying to crush the little guy. I assume that there are situations such as that but from this side of the fence it seems a bit reversed. While trying to fulfill the requirements of the legal documents on file and supposedly in every owner's desk, we encounter those owners who, either by neglect or by attitude, do not want to meet their obligations.

We all have a vested interest in our properties and yet many times the maintenance work isn't important until it is time to sell or you hear friends comment about the overall appearance of your neighborhood. Then it becomes personal and important.

If you have complaints about noisy neighbors, illegal activities, or even zoning violations such as parking on the grass, you should report this to either the police or the zoning enforcement department at City Hall, 383-5796.

If you see rotten wood, bad paint, badly neglected landscaping or assigned parking issues, then you contact the HOA.

When there are failures to comply after notifications, the HOA is empowered to take legal actions. Your Board prefers that everyone meets their own obligations and there is no 'bad guy' needed.

To reach any of the current Board members listed below.

Mail c/o Titusvillage Protective Homeowners' Association

PO Box 563, Titusville, FL 32781-0563

Board of Directors

President:	Vice-President	Treasurer	Secretary	ARC Chair	Mowing/Spraying
John Bonggren	Vivian Freeman	MaryAnn Colquhoun	Becky McClain	Rick Copeland	Rick Copeland

and: Neil Johnson and Sharon Willman on the Architectural Review Committee; and Beth Bonaccorso

