

Titusvillage News

A short collection of current and upcoming issues.



Titusvillage Section One's Homeowners' Association Newsletter

Summer/Fall 2014

Annual General Membership Meeting

Monday, September 8, 2014 at 7 PM

Titusville YMCA Meeting Room-Corner of Harrison and Park

Back To The YMCA

Once again we're headed back to the neighborhood YMCA for our Annual Membership Meeting. All owners are invited to attend or at least assign their votes to an attending proxy via the form provided. There isn't any free food or entertainment, and probably not even any stimulating arguments. There is a need to show other owners that you care enough to attend this one meeting a year. It also gives other owners the incentive to volunteer to take a turn at running the organization, at least until you finally volunteer yourself. The community needs more than your quarterly dues.

Pest Control Is Included

It is a jungle out there and sometimes the jungle sneaks inside your home. Your HOA has a contract with Massey Pest Control for both exterior and interior pest control. Don't let things get out of hand. Not only does it affect your residence but the problem can spread to your building neighbors. Contact Rick Copeland through our website for information.

Summer Maintenance Advice

Twice a year, members of the Architectural Review Committee tour the Section 1 properties looking for maintenance issues. When problems are spotted, notifications are sent to the owners citing specific issues observed. When/if those same problems are noted by the second tour six months later, warning letters are issued with a time frame for repairs. If there is no response, the HOA can contract for the repairs and bill the owner.

When doing these or any repairs, be sure to review the guidelines online at titusvillagesection1.com before starting the job or purchasing anything. There are strict guidelines on paint colors, shingle brand and style, window and door choices, and siding. Any changes must be pre-approved by the ARC.

Deed restricted communities have established rules designed to maintain the home values as well as the lifestyle everyone has come to expect. Your HOA is tasked with managing per those rules.

Beyond these maintenance cautions, note that there are rules regarding signs, street parking, and identification of renters and rental agreements. Your cooperation is appreciated.

2014 Annual General Membership Meeting

PROXY Vote Authorization

I, _____, owner of
(Print OWNER'S name)

_____, hereby authorize
(Titusvillage Address)

_____, the bearer of this proxy, to vote, in my
(Print BEARER's name)
stead as needed, at the 2014 Annual General Membership Meeting of the Titusvillage Section One
Homeowners' Association. (Clip and send to HOA or give to a local designee.)

Owner's Signature: _____ Date: _____

If you cannot attend, you can give this proxy to someone to represent you at the meeting. Please remind your choice to attend. Another option is to mail this proxy to any of the current Board members as listed below. c/o Titusvillage Section 1 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

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

Current Happenings!

1. August 20th's Executive Board meeting will bring another discussion regarding the association's working definition of "commercial vehicle." This topic was tabled at the June meeting to give Board members a chance to further research the topic. There have been local issues regarding the enforcement of the overnight parking ban on commercial vehicles making this definition an important one.
2. Titusvillagesection1.com is still the quick source for Homeowners' Association documents. It is open to the general public and contains important information for owners, prospective buyers and real estate companies.

While not exactly a current happening, there is the continuing concern about owner apathy.

- The governing Board of Directors is in need of replacements. Most have many years of service behind them and are ready to pass on the honor of serving. The Board meets monthly, 10 months out of the year with extra duties meted out to everyone.
- Annual meetings are dangerously close to not making quorums and even required maintenance is sometimes met with resistance.

If more owners fail to volunteer to be Board members, the issue of hiring a property management company will begin again which would require a dues increase.