

Village Square of Titusville RESIDENT NEWSLETTER

DECEMBER 2016

2016 BOARD OF DIRECTORS:

Brenda Dowd President
Dennis Filler Vice President
Betty Conant Treasurer/Secretary

COMMUNITY MANAGEMENT:

Reconcilable Differences, Inc.
2560 Palm Lake Dr., Merritt Island, FL 32952
Michelle Davis, LCAM Cell: 321-243-4346
Ted Manna, Facilities Oversight 321-890-8845
Sarah Davis & 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
Website: www.ReconcilableDifferences.net

Village Square of Titusville Condominium, Inc.
1655 Harrison St., Box 11, Titusville, FL 32780
Office: 321-269-4250 Fax: 321-269-0394

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



Maintenance Tip: Water Supply Valves

Water supply valves and hoses, such as those under sinks, toilets and washing machines should be inspected at least once a year for corrosion or leaking. A small drip can amount to as much as 1 gallon of water per minute! Imagine being the owner downstairs watching as your ceiling begins to collapse. This can and will happen if a leak on a failing valve or supply hose is not repaired. The collateral damage could cost you thousands of dollars. The Association's insurance agent recommends installing a "shut off valve" at all toilets and sinks, and to check and replace couplings when needed. He also noted that using "braided copper" lines for icemakers and water lines to the refrigerator are also helpful. As a reminder, if you are leaving your unit for more than 24 hours, please turn your main water valve off. If you are not sure where it is located, please call the Association office or RDI, and our maintenance man will be glad to set an appointment to show you where your main valve is located.

Website: Please take a moment to check out your website! www.ReconcilableDifferences.net is our main page. Click on the Village Square sign photo on the right side of the page, to access your property. Photos of your property, minutes of meetings, wind mitigation forms for your insurance company, the FAQ form for realtors, and forms you will need to reserve the clubhouse, update your information, have tenants approved, the form you must complete to sell your home, and the forms to set up auto payment of your maintenance fees; these are all accessible at any time on our website.



Fire Extinguishers: We recently had several fire extinguishers stolen from the stairwells. It is costly to replace the extinguishers and the association can be fined by the fire marshal for not having them in place. If you see anyone taking one of these, please let the board or management know immediately. Photos help if you can get one!



INSURANCE REQUESTS: If you receive a notice from your mortgage holder requesting an insurance certificate for hazard or other coverage on the association property, the quickest way to handle it is to go online to: <http://www.statewidecondo.com>. This page asks for your condo name, unit number, your name and loan number, among other things, and the form will be faxed to your lender. (You can fax the letter from the mortgage holder to 772-562-7100. Just verify all the above information is listed, as they don't always list your condo name on their letter.) **AND remember:** You can take advantage of "wind mitigation credits" on your personal "H06" policy. Have your agent retrieve these from our website. Turning in these forms could save \$200 to \$600 on your policy



Barbeque Grills: No grills, electric or otherwise can be used or stored on balconies, under any overhanging portion, or within 10 feet of any structure. This a new change by the state fire marshal.



Do you have a concern or complaint? We have



“Attention” forms in the clubhouse. Please fill it out and leave it under the office door in the clubhouse or fax it to us. There is also an online version on the website – www.RecDif.com

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.



Annual Financial Review: All owners are entitled to a copy of the annual income and expense reports. If you would like a copy of the completed 2015 report, we can email or print a copy for you.



Guests/Visitors: If you have friends or family staying with you more than one night, the Association needs to know who they are and what vehicle they are driving. The form for guests or visitors to complete is in the clubhouse, in the wall folder, or online. If they want to stay more than 30 days, a full background check will be needed, but for under 30 days, just the one page form is required, along with a copy of their driver’s license or photo ID.



Pet Rules: 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! **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. 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!

Keys to ALL UNITS: This serves as a reminder that the Association should have a key to your unit. Board and Management are bonded. We will not enter unless it is an emergency. Charge for a locksmith to open your door in an emergency will be a resident / owner responsibility.



Maintenance Fees for 2017: On November 11th, the Board approved the Budget for 2017, and for the seventh year, the current monthly maintenance fees of \$200 per unit, per month will remain the same. You will be receiving more information on updates being made by Sunrise Bank concerning payments for 2017, but if you want to check it out now, go to www.PayLease.com. There will be no costs to you for setting up bank drafts. The bank must discontinue “ACH” as of December 7, 2016, and “billpay” checks will be returned.



Fire Sprinkler Voting Results: Enclosed with this newsletter is the Certificate Attesting to Vote to Forego Retrofitting the Condominium With a Fire Sprinkler System in the units and common areas. This recorded certificate should be filed with the set of “governing documents” you received from your seller. If you need a new set of documents, they cost \$35. This form **MUST** be handed over to a new buyer when you sell.



Annual Meeting: Also enclosed with this newsletter is the 1st Notice of the 2017 Annual Meeting which is being held on Thursday, January 26, 2017 at 12:00 in the clubhouse. We need volunteers willing to serve their community! We currently have only 3 board members because no one else was willing to serve. Please complete the back side of the notice if you are willing to serve!

