

# Village Square of Titusville NEWSLETTER

## SPRING 2015

### 2014 BOARD OF DIRECTORS

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

### COMMUNITY MANAGEMENT

Reconcilable Differences, Inc.  
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Village Square of Titusville Condominium, Inc.  
1655 Harrison St., Box 11, Titusville, FL 32780  
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### SUCK IT UP BUTTERCUP 5K PROCEEDS TO BENEFIT

Titusville residents and community volunteers

Terry and Joe Biggi need your support. Joe is a cancer survivor having lost a kidney in 2000.



But he now has stage 4 cancer in the same area, which will require additional bouts of chemotherapy. Joe works part time at the Village Square Condominium community. Joe's wife,



Terry, was diagnosed with Parkinson's Disease and her work as a Pre-Kindergarten teacher at the Good Shepard Early Learning Center has come to an end as she has retired.



Everyone involved had a great time, but if you are still interested in donating to help Joe & Terry with their continuing health costs, please send your donation to the Village Square Office, at the address above, and we will make sure Joe and his family receive everything. Thank you to all who came out to support this great cause!



### Guests/Visitors:



There is a form for guests or visitors to complete if they will be staying in your unit less than 30 days. No background check is required, but the information on the form is needed. Please go to the clubhouse or to the website to obtain one of these forms. It is necessary for all guests or visitors staying more than two days to make the office aware of who is onsite and what type of vehicle they drive.

**Window Cleaning:** Home owners are responsible for their own window maintenance, and several owners have inquired about a professional window cleaning company. An owner contacted Fish Window Cleaning and if more owners agree to have their windows cleaned on the same day, the price drops for everyone's service. Currently, they have quoted \$50 for "middle" unit windows and \$65 for end unit windows. **This does not include inside of the windows or the patios.** If you are interested in having this work done, please



contact Brenda Dowd, President, so that she can add your name to the list of willing participants.

### Tenant Requirements:

Please remember that there are official, recorded rules for renting your unit to a new tenant. They need to fill out our "renter profile" and "background authorization" forms and present these, along with a \$50 check per applicant and a COLOR copy of their driver's license, to the office or management. We do a background check on ALL potential residents, and if there are felony, assault or robbery charges, they will not be approved. Canadian and International resident reports costs more, so please check with management for these prices.



All bookkeeping questions are best requested by e-mail to our bookkeeper Sarah, at [Sarah@RecDif.com](mailto:Sarah@RecDif.com). She can email you a statement of your account if you need one.



**REMINDERS:** NO Plastic bags or Styrofoam containers are to be placed in the recycle bins. Please empty your plastic bags of their containers and throw the bag away in the dumpster. Remember to wash out your containers and **DO NOT LEAVE FOOD IN THEM!**

**Pool Reminders:** Please remember that a resident **MUST** be at the pool with their guests. They cannot just leave people, especially children, to fend for themselves. If you need a pool key, they are available for a deposit of \$25.00. Let management or a Board member know and we will help you obtain one.



**PET RULE:** 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! And, of course, 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.

Recently, a compilation of your financials was completed for 2014. If you would like a hard copy of this, please let management know.



**WEBSITE:**

Please take a moment and go to your website! [www.ReconcilableDifferences.net](http://www.ReconcilableDifferences.net) is our main page. Click on the Village Square sign photo to access your property.



Photos of your property, minutes of meetings, the FAQ form for realtors, forms you will need to reserve the clubhouse, sign up for auto payment of your maintenance fees, tenant approval forms, and the form you must fill out to sell your home. All of these forms are accessible at any time on our website. We also have the "wind mitigation" forms and photos on this site, so that you can have your insurance agent download the form for your building to obtain a credit on your personal "H06" condo insurance policy.

**LEAKS:**

If you suspect a leak in your unit is a "slab leak" - under the foundation of your unit - notify management first! Do not just call out your own plumber or Water Mitigation Company. The Association cannot be held responsible for bills of contractors that you call out.

And please remember that these sorts of unknown and unexpected items are why it is **imperative** and **REQUIRED** by Florida Statute to have a personal condo insurance policy. No matter who's fault a problem is, the Association is only required to repair a problem in the walls between units or under the foundation, and to replace drywall if necessary (**MUST BE AN INSURABLE EVENT**). The Association is **NOT** responsible to texture or paint your walls, to replace damaged cabinets or personal belongings, nor to clean up the accompanying mess. That all falls on the owner to take care of their own unit. Interior damage is an **OWNER RESPONSIBILITY** and this is why a personal H06 policy is so important!

We would like to **THANK** all the residents for their continued efforts in helping to keep Village Square clean and looking great. It is the continued efforts of all who live in the community that keep this community in **EXCELLENT SHAPE!** Always remember to be a **GOOD** neighbor.

**Halloween Party 2014** at Village Square: A great time was had by all who attended! Here are some of the photos from this event!



1<sup>st</sup> Photo shows Dennis Filler, your Treasurer, sporting his wonderful costume and having **FUN!**

2<sup>nd</sup> photo shows Vern and Joan Groe.

3<sup>rd</sup> photo is your President Brenda Dowd with, believe it or not, Joe Biggi! What a great costume!