

Village Square of Titusville RESIDENT NEWSLETTER

SUMMER 2015

2015 BOARD OF DIRECTORS

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Parking Spaces:

Please be aware that the parking spaces in front of the buildings have a rhyme to the reason. Each unit is allowed to park ONE vehicle in front of the building in their marked space. Any extra vehicles may park in the BLACK spaces ONLY. The GUEST parking spaces are limited to GUESTS/VISITORS only, and only for short amounts of time. A resident cannot park their extra vehicle in these spaces!



Dumpsters:

Lids must be closed at all times. If you see it open, please be kind and shut it. You must call 321-383-5755 for a special pickup of larger items. You must set these items beside the dumpster, not in FRONT of the dumpster. DO NOT LEAN ITEMS ON THE DUMPSTERS. Waste Management will not empty the dumpsters if there is anything leaning on them or in front of them. NO garbage should be left outside your unit door, not even for a few minutes. The bags leak and cause a mess that your neighbors should not have to deal with.



Plants in doorways:

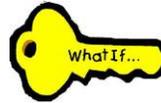
Be considerate of your neighbors. The Rules clearly state that ONLY ONE PLANT IN A POT can be at the entrance of your home. Common area shrubs are planted and maintained by the association. If you have a plant preference, please fill out the "attention form" in the clubhouse. We will try to accommodate your request.



Recycle Bins: When bringing your recyclables to the bins, please do not put plastic grocery bags in the bins. Recycle Company will not empty the recycle bins if plastic bags (Walmart or Winn Dixie bags) are left inside. Those bags are considered trash, not recyclables.



Pool Keys: If you lose your pool key, please contact a Board member to replace. The fee to replace the pool key is \$25.



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! 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. Each pet must be registered with the office and you must update their shot information yearly with the office.



Soundproofing Between Floors: Please remember that even carpeted floors can sound loud to those below if the walker is "heavy-footed". Think of your downstairs neighbor and "walk softly". Second floor units should have padding & carpet on most walking areas.



A little consideration,
a little thought for others,
makes all the difference.
-Eeyore

Water Leaks:

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

And please remember that these sorts of unknown and unexpected issues are why it is **imperative** and **REQUIRED** by Florida Statute to have a personal condo insurance policy, **INCLUDING RENTERS INSURANCE**. 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. 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 HO6 policy and Renter's Insurance policy is so important!

Keys to ALL UNITS:

This serves as a reminder that the Association should have a key to your unit. All keys are locked in the office. Should an emergency arise, the Board will contact you to update you, but if an emergency occurs and the association does not have a key to your unit, the association has a right to contact a locksmith to gain access and the owner is fully responsible for the locksmith bill.



Please Take a Moment To Add the Entry "ICE" Into Your Cell Phones. ICE stands for "In Case of Emergency". Paramedics are asking that everyone add an ICE

entry into their cell phone address books. This number should dial the person in your family that can respond to medical decisions if you are injured or incapacitated. If there are people in your life that you care about, they should all have ICE on their cell phones.

When you leave for more than the day, please do not turn off your A/C. Raise the temp to no more than 78 degrees to prevent mold & mildew.



Website:

Please take a moment and go to your website! 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.



Payment Options:

You now have the ability to pay your monthly fee by credit card or one-time auto debit if you forgot to mail your check and are not signed up for ACH with Sunrise Bank. Go to the management company's website www.RecDif.com and click on the button "PAY ONLINE". You will set up a user name and password so that you can use this option whenever you want. There is a convenience fee paid to the bank to do this, but in a pinch, it is better than being charged a late fee!

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



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.

Your Board of Directors and the RDI Management team wish you a **Happy Fourth of July**. *Please remember no fireworks may be lit on the property for fire and safety reasons.* The only way to have a happy holiday is to have a safe holiday. Enjoy!

