

Village Square of Titusville RESIDENT NEWSLETTER

SUMMER 2016

2016 BOARD OF DIRECTORS

Brenda Dowd President
Dennis Filler Vice President
Betsy 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

REMINDERS:

- All windows must have curtains or blinds in windows. No sheets or foil can be used!
- No black bottomed welcome mats.
- Requests to change windows, sliders or enclosures must be submitted in writing and approved by the board of directors

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!

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 recycles.



Pool Keys: If you lose your pool key, you can contact a Board member to replace. The fee for replacement is \$25. Please remember: do not give keys to guests during their visits; remain with your guests while they are at



the pool. Keys must be turned over to the new owner if you move out or sell.

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. Per the fire marshal, no plants are allowed on landings to 2nd floor.

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 MUST have padding & carpet on most walking areas; the only exception is in the kitchen and bathrooms. Second floor balconies cannot be carpeted unless enclosed and deemed part of indoor living space.



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!

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 is a new change by the state fire marshal.



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.



Air Conditioning: 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.



Guests/Visitors: If you have friends or family staying with you overnight, 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. New 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 resident/owner responsibility.



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 of 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!

Fire Marshal Inspection: We received violations for items under the stairs. As a reminder, the exterior of the buildings cannot be used for storage.



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.



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.



Sago Palm Trees: There are several Sago Palm Trees on the property. While they are very pretty they can be toxic to pets. Please be aware of these when on the grounds.



Spread love every where you go; Let no one ever come to you without leaving happier. – Mother Teresa

NEXT POT LUCK DINNER: HALLOWEEN



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.