

# Village Square of Titusville NEWSLETTER

## SPRING 2014

### 2014 BOARD OF DIRECTORS

Brenda Dowd	President
Evelyn Bourke	Vice President
Betty Conant	Secretary
Dennis Filler	Treasurer
David Mark	Director at Large

### COMMUNITY MANAGEMENT

Reconcilable Differences, Inc.  
 Lynn Hiott, LCAM Cell: 321-960-9334  
 Michelle Davis, LCAM Cell: 321-243-4346  
 2560 Palm Lake Dr., Merritt Island, FL 32952  
 Office: 321-453-1585 Fax: 321-305-6199  
 E-Mail: [Office@RecDif.com](mailto:Office@RecDif.com)  
 Website: [www.ReconcilableDifferences.net](http://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



### **Guests/Visitors:**

There is a newly adopted form for guests or visitors to complete if they will be staying in a unit less than 30 days. No background check will be needed, 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 to check in and allow the office to know who is onsite with what type of vehicle they drive..

### **Painting of Buildings 1695, 1715, and 1725 will start soon**

The contractor for this work will be chosen soon and the work should start before August. Notices will be posted, but you will be required to remove your own framed screens from windows, and place towels at thresholds and window sills, especially if you have older windows that leak. This will be a professional, experienced paint company with good recommendations. Please work with them and take care of their requests promptly.



**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.

Large items that are placed at the dumpster, must be to the side of the dumpster and not touching the dumpster. Then the owner must contact Waste Management for a pickup of the large items.

### **Tenant Requirements:**

Please remember that there are official, recorded rules for renting to a new tenant. They need to fill out our “renter profile” and “background authorization” forms and present these, along with a \$50 check 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.



### **Rules**

The Rules were revised and mailed to all owners with the annual packages. These rules have been discussed and approved at the April 25<sup>th</sup> meeting. Copies of the new



### **Revisions:**

rules are in the clubhouse and can be found online at the website. Please make sure your guests, visitors, and tenants receive a copy of the rules so they can always comply. A few noted changes are:

- 9. Cleanliness: No plastic bags or Styrofoam in recycle bins.
- 18. Guests: Guests/Visitors must complete our Guest/Visitor Form upon arrival, which can be obtained from the clubhouse or online.
- 21.3: Charcoal grills are not permitted at poolside or adjacent to clubhouse at pool area. A small LP gas grill is allowed in designated area only.
- 21.18 NO PETS are permitted on pool deck.
- 22.2 No more than twenty six (26) persons shall occupy the pool at any one time.
- 22.13: Replacement keys for pool gate cost \$25 and must be requested in writing by the unit owner.

### **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 Certification:** The

Board of Directors adopted the rule requiring owners to register their pets with the office. There is a pet registration form enclosed with this mailing and at the clubhouse. Each pet must be registered with proof of Rabies vaccination, weight, breed, and distinctive markings noted. A picture of your pet would be greatly appreciated as well. At this time, the DNA swabs will not be utilized, however the Board has the authority to implement this when/if they feel it is needed. At this time, we only ask that each pet is registered with the office and the proper paperwork is received.



**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.



**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 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. 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!

**Toilet LEAKS:**



We have discovered more and more toilets leaking into the units below them. This is a simple repair that costs thousands of dollars in wasted water if not repaired. The original toilets are old and the wax rings need to be replaced. Please contact the office for numbers of contractors if you cannot do it yourself.



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.

**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, FAQ, forms 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 new "wind mitigation" forms and photos on this site, so that you can have your insurance agent download the form for your building and get you a credit on your personal H06 policy.



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 effort of all who live in the community that keeps this community in EXCELLENT SHAPE! Always remember to be a GOOD neighbor.

