#### Meadowlea Community Corner

#### **Emergency**

Volusia County Sheriff's Office (386) 736-5333

Police Department

(386) 626-7400

Fire Department

(386) 254-4657

(386) 736-5940 EMS

Ambulance (717) 894-1844



1002 Chapel Creek Ln, DeLand, 32724

Office Phone (386) 736-1853 After Hours Emergency (813) 274-2033

Lost & Found Located at the office

#### Food Pantries/Meals

Church of God Prophecy of DeLeon Springs 10am - 12pm on the 3rd Mondays, 4721 Dundee Ave, DeLeon Springs, 386-277-2167

DeLand Open Bible 8am until supplies last, on the 4th Saturdays 2179 N. Spring Garden Avenue, DeLand, 386-736-7100

DeLeon Springs United Methodist Church 9am - 12pm on Weds, 265 Ponce DeLeon Blvd, DeLeon Springs, 386-985-4325

First Assembly DeLand 9am-10am Tuesdays, 551 S. Kepler Road, DeLand, 386-736-2948

Pay It Forward DeLand 10am-12pm 1st, 3rd, and 4th Thursdays, 250 N. Hill Ave., DeLand, 386-604-8002

Journey Church 12pm-2pm on 4th Saturdays, 975 E. Graves Ave, Orange City, 386-775-3500

Neighborhood Center of West Volusia 434 S. Woodland Blvd, DeLand, 386-734-8120, 9am-4:30 Mon-Thurs & 9am-12 Fri

Salvation Army West Volusia 1pm-3pm Weds, 1240 S. High Street, DeLand, 386-738-2406



**Gerald Murphy** 1000 Cedar





In observance of Labor Day, the office will be closed on Monday, September 1st, 2025

National Dog Month

August celebrates our loveable canine pals! Whether your dog burrows under the blankets with you at night, plays in the sprinkler, or alerts you to a health need, we know they are constantly improving our lives and making them more fun. Dogs are the #1 most commonly owned pets on the planet, and with good reason. Did you know that scientific studies prove our pawsome companions make us happier, less stressed, and more optimistic? The list of benefits to spending time with

a dog goes on and on, but it all proves one thing— that a month-long celebration of our furry best friends has been a

long time coming.

Aug. 2025

Staff

**Angelica Abreu** 

Community Manager

**Elias Rivera** 

**Maintenance Technician** 

Jaclyn Jenson

Lifestyle Coordinator

Office Hours

Monday to Friday 9am - 4pm

Saturday

10am - 4pm

Sunday Closed

**Quiet Hours** 

Starts every night at 10pm

Stay up to date:

Facebook F



Instagram



#### Daily Activities Here in Meadowlea!



### September Save the Dates

Mon, Sept 1st Labor Day \*Office Closed\* Tue, Sept 2nd 11am - Manager's Q&A

Wed, Sept 3rd 4:30pm - Wine-Down Wed 6pm - Resident HOA Mtg.

Fri, Sept 5th

1pm - FREE Cheese Pizza at Clubhouse

Wed, Sept 10th

4pm - Ambassador Mtg. 6pm - Open Mic Night

Thurs, Sept 11th

9:30am - 9/11 Prayer by the Pole

Sat, Sept 13th

5pm - Resident Appreciation Event

Wed, Sept 17th

2pm - Monthly Birthday Party

Fri, Sept 19th

10am - FREE Health Fair at Clubhouse

Fri, Sept 26th

1pm - FREE Market at Clubhouse

Tue, Sept 30th

12pm - Monthly Craft Time 5pm - Sept. Book Club

#### **Lifestyle Coordinator**

Poem

- Hi there, my name is Jaclyn! I work Tuesday to Saturday and can be reached during our Office hours of 9am to 4pm. If I am unavailable, please leave a message and I will reach out to you asap!
- For inquiries, you can text or call my work number: (386) 319-1305 or email: JJenson@CoveCommunities.com

## Join me in personalizing our newsletters!

Meadowlea residents are FULL

of creativity and talents of all sorts! Here's some ideas of things you can submit:

Photography

 Any Artworks like Clay Making, Quilting, Painting

Poetry, Stories, Jokes

 Pictures of Good Times, Events, Fun Memories

 Achievements like having a Milestone Birthday, Publishing a Book, winning a Rare Award



#### **FREE Regular Activities**

- OPEN MIC NIGHT (Russell Cole) 6pm every 2<sup>nd</sup> & 4<sup>th</sup> Wednesday in Clubhouse, Great live music!
- FABRIC & NEEDLEWORK TIME (Lynette Mauder) 10am every Sunday in Clubhouse. Work on fiber projects & make friends!
- CREATIVE PROJECTS TIME (Lynette Mauder) 10am every Thursday in Clubhouse. Work on any projects & make friends!
- **COMMUNITY PUZZLE** (Self-led!) Anytime in the Clubhouse by the TV. Feel free to help with or start a puzzle!
- BOOK CLUB (Lynette Mauder) meets once a month at 5pm each last Tuesday in Clubhouse or occasional venue
- CARD & POKER NIGHT (Jim Ferguson) 6pm every Monday in Clubhouse
- TEXAS HOLD'EM (Jim Ferguson) 6pm every Friday in Clubhouse
- **RESIDENTIAL WATER AEROBICS (Jeanie Tabor)** 10am every Mon, Wed, & Fri in Meadowlea pool. Equipment provided!
- CORNHOLE CLUB (Doug Casey) 6pm every Sunday & Tuesday at Shuffleboard Court
- SHUFFLEBOARD CLUB (Joe Constantine) 10am every Tuesday & Saturday at Shuffleboard Court

#### **FREE Monthly Events**

- MONTHLY CRAFT TIME (Activity Director Jaclyn) 12pm last Tuesday each month in Clubhouse. New crafts monthly!
- MONTHLY BIRTHDAY PARTY (Cheryl Olson, Jaclyn) 2pm 3<sup>rd</sup> Wednesday each month in Clubhouse. All residents invited!
- WINE-DOWN WEDNESDAY (Marsha Lyons, Jaclyn) 4:30pm 1<sup>st</sup> Wednesday each month in Clubhouse. Enjoy wine or BYOB

#### **SELF-PAY / Outings**

- BINGO (Deb Myers) 6pm every Thursday in Clubhouse. Residents bring cash for a chance to win big!
- BOWLING MEETS (Ron Mauder) See Ron for next Bowling Meet date! \$10 gets you shoes, a ball, and 3 games!
- LADIES LUNCHEON (Mary Lou Conover) Different restaurant each month! Mary Lou can give more info/arrange a ride

#### \*PAUSED\* (PARTICIPENTS NEEDED)

- VIDEO EXCERSISE CLASS (Leader Needed) Interested in leading this activity? Contact Jaclyn at: 386-319-1305
- LINE DANCING (Leader Needed) Interested in leading this activity? Contact Jaclyn at: 386-319-1305
- LADIES CARD NIGHT (Leader Needed) Interested in leading this activity? Contact Jaclyn at: 386-319-1305
- DD214 Veteran Meet (Gary Cook, Jaclyn) Once a month in Clubhouse. Coffee, sweets & sugar-free treats provided!

## "Let the sunshine of August inspire you to shine your brightest." - Unknown





 Drinking in the pool is prohibited. Rules state: No Food or drink within 4' of pool. Also, no glass bottles should be in the pool or around the area.



Please keep in mind that we do not take any furniture. All furniture that needs to be thrown out, should be hauled out of the property. it should not be left in front of your property. If you wish to have anyone take the furniture for free, please post on social.



Please note that vacant homes are not a "free parking" area. We have a lot of homes for sale and having cars in front of the home or in the carport, can push away a sale because they may think that someone lives there.



We are still getting a lot of residents throwing towels, wipes, and trash, and other items through their toilets. This is unacceptable. This can damage our lift stations or WWTP. Please see attachment on items that should not thrown in your toilets.

We encourage everyone to come out to our Managers Q&A on Tuesday, July 1<sup>st</sup>. This is a time where we get together and speak on any updates of the community and you are able to ask the Management team any questions you may have.

#### **POOL RULES**

- All persons using the pool, do so at your own risk;
   No lifeguard on duty.
- 2. All persons must shower before entering the pool.
- 3. Think Safety. Glass containers are not allowed in the pool area or pool deck.
- 4. No food or drink within 4' of pool.
- Pool area reserved for residents and their guest, no pets allowed.
- 6. Safety First. No diving or jumping in the pool.
- Because we care, no person under 16yrs. Old permitted in the pool area without an adult.
- 8. Management has the right to deny use of pool.
- 9. Proper swim wear required.
- 10. Pool hours from 8am to dusk.
- 11. Maximum pool occupancy is 19 people.

**EMERGENCY CALL 911** 



11am Tuesday, August 5th

We will meet together in the Clubhouse.

Make sure to anonymously submit your discussion topics in the box by the event sign-up sheets in the Clubhouse before the 25th of the month!





Greetings from the HOA Board! God Bless America and our homes in Meadowlea Village.

#### NEXT MEETING: 6pm Wed, Aug. 6th

Hi all! Our next HOA meeting will be August 6th following the Wine-Down. We will also do the Share-The-Wealth drawing at the meeting. Benefits our winner and our legal fund.

#### Vote Taken for Wine-Down Wednesday

Just to let everyone know, we voted to have Wine-Down Wednesday moved back to its original time slot of 5pm starting August 6th. The first Wednesday of the month. Hoping that will attract more people to stay for our HOA meeting at 6pm. We are also bringing up the idea of people bringing a small snack or covered dish to share with our fellow residents.

Several new Florida Laws related to manufactured homes were signed by Governor DeSantis effective July 1, 2025. These are the key changes:

#### Mediation

• Specifically homeowners and park owners who have disagreements can agree on a mediator before submitting a petition to the Dept of Business and Professional regulations. This also includes arbitration and litigation and is dependent upon the nature of the dispute.

#### Rent Increase Notification

 Requires a 60-day notice of rent increases by park owners.

#### Healthcare Aides

• Residents can now have live-in caregivers, as long as they pass background check, without being charged extra rent or fees by the park.

#### Financial Protections for MH Homeowners

 Includes specific insurance policies designed for unique needs, regulations regarding the classification of manufactured homes as real property and potential limitations on certain construction related regulations.



(I don't pretend to know legislation, but it is important that we all monitor changes)

I would encourage everyone in Meadowlea to research these changes to determine the impact on you!

Margaret May Bates, Vice President of HOA

Do you have an idea for an event or

activity? Let's make it happen! Call or

text Jaclyn, at: 386-319-1305 for details!

## Congratulations!

to our August Homes of the Month!



Home is where the heart is

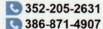






### WINDOWS

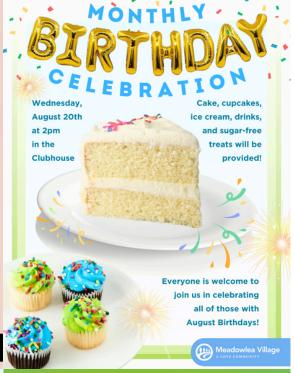
- Lanai/Patio Enclosures
- Window Replacements
- Acrylic Windows



CRC #1330701

We had a great time enjoying free blueberry muffins and fellowship to celebrate National Blueberry Muffin Day! Join us for next month's free National Food Day on Thurs, Aug 21st at 1pm in the Clubhouse!













10am - Fabric & Needlework Crafts
6pm - Cornhole Club



## WWTP/LIFT STATION ISSUES

NOT EVERYTHING GOES IN YOUR TOILETS!

Please note: Your toilets are only for personal waste.

It will clog our WWTP & Lift Stations, causing issues with the system, even temporary shutdowns.



# TRASH IS TO BE THROWN OUT, BAGGED AND SET OUT ON TRASH DAYS.

FOOD WASTE, TRASH
BAGS WITH DOG POOP,
BOTTLES, ETC.

## TOWELS OR RAGS ARE NOT TO BE THROWN IN THE TOILETS.

WASH CLOTHES, WIPES, TOWELS, SOCKS, FEMINEN HIGENE PRODUCTS, ETC.



