

## Emergency

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

Police Department  
(386) 626-7400

Fire Department  
(386) 254-4657

EMS  
(386) 736-5940

Ambulance  
(717) 894-1844

## Meadowlea Village

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



*In Loving  
Memory of:*  
**Gerald Murphy**  
**1000 Cedar  
Glen Dr.**



**Meadowlea Village**  
A COVE COMMUNITY

# NEWS



*In observance of Labor Day, the office  
will be closed on Monday, September 1<sup>st</sup>, 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.



**Stay up to date:**

Facebook

<https://Facebook.Com/MeadowleaVillage>

Instagram

@MeadowleaVillage

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



### Lifestyle Coordinator

- 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

## 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

## 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

Simply contact me with a picture or message of your submission \*by the 15th of the month\*, and it will be featured in the next newsletter!

## Daily Activities Here in Meadowlea!

### 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 EXERCISE 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 be 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

1. 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.
5. Pool area reserved for residents and their guest, no pets allowed.
6. Safety First. No diving or jumping in the pool.
7. 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

### Manager's Q&A

FREE EVENT

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!

Meadowlea Village COVE COMMUNITY

BIRTHDAY

All residents are invited to our Monthly Birthdays Party! Enjoy FREE sweets & sugar-free treats while celebrating those with Birthdays! Next month's will be Wed July 20<sup>th</sup> at 2pm in the Clubhouse!





## Meadowlea Ambassadors

Herb Ahlers  
 Alan Austin  
 Bob Austin  
 Brenda Badger  
 Richard Bensel  
 Joe Constantine  
 Gary Cook  
 Jim Ferguson  
 Patty Jensen  
 Marsha Lyons  
 Lynette Mauder  
 Cheryl Olson  
 James Zikuda

We've been exploring the sparkling world of diamond dots at Creative Projects Club at 10am on Thursdays!

## Activity Spotlight



Check out these works of diamond art by these Diamond Girls!

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!



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



# Congratulations!

to our August Homes of the Month!



Gerald Robert Caves | Lot #1043 Cedar Glen Drive

Home  
is  
where  
the  
heart  
is



Timothy Alan Stage | Lot #1061 Larkfield Drive



## Event Spotlight



## Featured Vendor

### WINDOWS GEORGE WATKINS

- Lanai/Patio Enclosures
- Window Replacements
- Acrylic Windows

352-205-2631  
386-871-4907

CRC #1330701



CALL TO SCHEDULE A FREE ESTIMATE

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 21<sup>st</sup> at 1pm in the Clubhouse!



# RESIDENT Yard Sale



**SATURDAY  
August 16th  
at 9am**

Residents will display items on their driveways and each keep any funds raised!

Just bring your curiosity and some cash for all the unique finds!

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# MONTHLY BIRTHDAY CELEBRATION

Wednesday,  
August 20th  
at 2pm  
in the  
Clubhouse


Cake, cupcakes,  
ice cream, drinks,  
and sugar-free  
treats will be  
provided!




Everyone is welcome to join us in celebrating all of those with August Birthdays!

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 vipcare

# NATIONAL SWEET TEA DAY



To celebrate National Sweet Tea Day, we will be passing out FREE sweet tea in the Clubhouse/Pool Area!  
Also, VIP Care will be doing a special presentation! Come out and join us!

**1:30pm Thurs, Aug. 21st  
at the Clubhouse/Pool Area**  
\*while supplies last\*

# CORE LEGACY GROUP & SALUD VIP MONTHLY MARKET!

COME SEE US @ OUR MONTHLY MARKET!

Each in-person attendee will receive a FREE bag of goodies, such as fresh produce, non-perishable goods, cleaning essentials.  
No purchase necessary. One per household.  
Resident must be present. While supplies last.

**MARK YOUR CALENDARS!**  
Events start @ 1:00pm in the Meadowlea Clubhouse

WHILE SUPPLIES LAST!

> July 25  
> August 22  
> September 26  
> October 31  
> November 20  
> December 18

MONTHLY MARKET BROUGHT TO YOU:

 CORE LEGACY GROUP  
LIFE • HEALTH • MEDICARE  
WWW.CORELEGACYGROUP.COM  
386-378-1696

 saludvip  
WWW.SALUDVIP.COM  
386-406-0787

**CORNHOLE-SPONSORED**

# Independence DAY PARTY

We had a great time celebrating July 4<sup>th</sup>! A big thank you to Steve Stone for donating the fish, and thank you Russ for the excellent entertainment!"



**USA**





Sunday      Monday      Tuesday      Wednesday      Thursday      Friday      Saturday

# AUGUST 2025

					10am - Residential Water Aerobics 6pm - Texas Hold'em	10am - Shuffleboard Club
10am - Fabric & Needlework Crafts 6pm - Cornhole Club	10am - Residential Water Aerobics 6pm - Card & Poker Night	10am - Shuffleboard Club 11am - Manager's Q&A 6pm - Cornhole Club	10am - Residential Water Aerobics 5pm - Wine-Down Wednesday 6pm - HOA Meeting	10am - Creative Projects Club 6pm - Bingo	10am - Residential Water Aerobics 6pm - Texas Hold'em	10am - Shuffleboard Club
10am - Fabric & Needlework Crafts 6pm - Cornhole Club	10am - Residential Water Aerobics 6pm - Card & Poker Night	10am - Shuffleboard Club 6pm - Cornhole Club	10am - Residential Water Aerobics 4pm - Ambassador Meeting 6pm - Open Mic Night	10am - Creative Projects Club 6pm - Bingo	10am - Residential Water Aerobics 6pm - Texas Hold'em	9am - Community Yard Sale 10am - Shuffleboard Club
10am - Fabric & Needlework Crafts 6pm - Cornhole Club	10am - Water Aerobics 12:30pm - Ladies Luncheon 6pm - Card & Poker Night	10am - Shuffleboard Club 6pm - Cornhole Club	10am - Residential Water Aerobics 2pm - Monthly Birthday Party 6pm - Open Mic Night	10am - Creative Projects Club 1pm - FREE Sweet Tea Day at Clubhouse 6pm - Bingo	10am - Residential Water Aerobics 1pm - FREE Household products at Clubhouse 6pm - Texas Hold'em	10am - Shuffleboard Club
10am - Fabric & Needlework Crafts 6pm - Cornhole Club	10am - Residential Water Aerobics 6pm - Card & Poker Night	10am - Shuffleboard Club 12pm - Monthly Craft Time 5pm - August Book Club 6pm - Cornhole Club	10am - Residential Water Aerobics 6pm - Open Mic Night	10am - Creative Projects Club 6pm - Bingo	10am - Residential Water Aerobics 6pm - Texas Hold'em	10am - Shuffleboard Club
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, FEMININE HYGIENE PRODUCTS, ETC.



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