

Meadowlea Village

1002 Chapel Creek Ln, DeLand, 32724

Office Hours

Open from Monday - Friday 9:00am-4:00pm
Saturday & Sunday: CLOSED

Office Phone (386) 736-1853

After Hours Emergency (813) 274-2033

Lost & Found Located at the office

Emergency Numbers

Fire Department (386) 254-4657

Police Department (386) 626-7400

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

EMS (386) 736-5940

Ambulance (717) 894-1844

Block Captains

- Cedar Glen Dr./Meadowlea Dr. - Lorrie D'Apice
- Chapel Creek Lane - Deb Myers
- Cottontail Lane - Hector Algarin
- Country Lane - Marsha Lyons
- Larkfield Dr. East - Doug Casey
- Larkfield Dr. West - Dianne Shafer
- Marcy Dr. East - Nancy Kimmel
- Marcy Dr. West - Katherine Gahring
- Mahogany Bend Dr. West - David Yiengst
- Mahogany Bend Dr. East - Mary Lou Conover
- Overlook Dr. West - Carol Nix
- Overlook Dr. East - Nancy Kimmel
- Planters Point - Russell Cole
- Quail Dr. West - Mary Johnson
- Quail Dr. East - Jack Vance
- Robin Dr. West - Sandra Vanhine
- Robin Dr. East - Thomas Benson
- Waters Bend Ln. West - Margaret Bates
- Waters Bend Ln. East - Karin Driver

Community Manager
Angelica Abreu

Direct Phone Number
(386) 319-1072 Ext. 2002

*Office Visiting Hours:
Monday to Friday
9:30am – 3:30pm
or by appointment*

Lifestyle Coordinator
Jaclyn Jenson

Direct Phone Number
(386) 319-1305 Ext. 2003

Maintenance Technician
Elias Morales Rivera



We sincerely thank each and every one of you for helping keep our community informed and connected. Your support in sharing information and staying engaged is truly appreciated!

Community Communications will always be distributed through:

- Our Monthly Newsletter
- Manager Q&A Meetings held on the first Tuesday of each month
- Robocalls and Emails Blasts
- Facebook and CampersApp

If you are not currently receiving any of these communications, please contact the office as soon as possible so we can update your information and ensure you stay informed.



Meadowlea Village
A COVE COMMUNITY

July 2026



Liberty & Justice for all!

News Center

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Upcoming Closure

Just a reminder, the Office will be closed on July 3rd, 2026, in observance of 4th of July.

IMPORTANT COMMUNITY ANNOUNCEMENTS

Stay in the know!

Thank you to everyone who has already contacted the office to update their contact information. We greatly appreciate your cooperation. However, we still have a number of residents whose information needs to be updated. To ensure you receive important community notifications, please verify that we have your current phone number and email address on file. Many of our communications are now distributed digitally and through our social media channels. While we understand that not everyone regularly uses technology, maintaining up-to-date contact information is the most effective way to stay informed.

Why is it important to update your information?

Having current contact information allows us to reach you quickly with timely updates regarding:

- Water main breaks and service interruptions
- Emergency evacuations
- Power outages and electrical issues
- Severe weather alerts
- Other emergencies or important community notifications

Our goal is to keep all residents informed and safe. If you have not yet updated your contact information, please contact the office at your earliest convenience. Thank you for your attention and cooperation.

Stay up to date: Facebook



Instagram



<https://Facebook.Com/MeadowleaVillage>

@MeadowleaVillage

Happy 4th of July! Let’s wave our flags high and celebrate the land of the free and the home of the brave.

This summer is showing to be a very hot one! We encourage everyone, that has you are working on the exterior of your home- remember to keep hydrated! Heat-related illness can develop quickly, especially during outdoor work or physically demanding tasks.

- Key reminders:
- Stay hydrated — drink water regularly throughout the day.
 - Take breaks in shaded or cool areas when needed.
 - Watch for signs of heat illness, including dizziness, headache, nausea, confusion, or excessive fatigue

We would like to warmly invite all residents to attend our Manager's Q&A Meeting on July [date] at 11:00 AM in the Clubhouse. We will have a special guest speaker from the Wildlife Impact Management Section, Division of Habitat and Species Conservation, and the Florida Fish and Wildlife Conservation Commission. They will be presenting an informative seminar on the importance of not feeding wildlife and the impact it can have on local ecosystems and animal behavior. Light refreshments will be provided, and we look forward to seeing you there for this informative and engaging event.

As hurricane season is now underway, we encourage everyone to stay informed by monitoring local news and weather updates. We also recommend downloading the Volusia County Emergency Management app to receive timely alerts and emergency information.

Another way To Make Your Life A Little Easier?

Sign up to your Online Portal for your lot payments! No more writing checks or USPS delivery delays. We have a simple form at the office you can pick up a keycode with the instructions to create your account. Also, we can email it to you. If you still wish to write a check, keep in mind the drop box is located at the office at the side door. BE SURE the payment is in the office no later than the 5th or a late fee of \$75 will be incurred. You can also sign up for our portal access which will allow you to see your billing online and make payments.

UPDATES:

Cove Home- The two new homes on Lot #3298 and Lot #1045CHA are progressing well and are expected to be completed soon. In addition, the home on Lot #3265COT has been demoed.

Few Updates from Managers Q&A- We are currently working on several important upgrades to our Water Treatment Plant (WTP) and Wastewater Treatment Plant (WWTP) to improve the reliability and quality of service for our community.

Well #2 Improvements

- Well #2, located near the pond off Meadowlea Drive, has experienced ongoing operational challenges that have impacted its ability to function at full capacity. As a result, we obtained the necessary permits and have completed the drilling of a new well adjacent to the Water Treatment Plant.

Dog Park- We have added some shade to the dog park benches! Please make sure to close them once you leave the area.



For any inquiries or to RSVP, feel free to reach out! You can text or call my work number: (386) 319-1305 or email me at: JJenson@CoveCommunities.com

Don't let the name of the APP fool you, this isn't just an APP for campers – it's fun and the best way for you to follow everything going on at Meadowlea Village.

ACCESS INCLUDES:

- Real Time Alerts
- Activities Schedule
- Community Contact Directory
- Community Info and Map
- Nearby Attractions
- AR Scavenger Hunts



STEP 1

Download campersAPP



STEP 2

Enter login code: Meadowlea

STEP 3

Enjoy the new, feature-rich digital experience which is sure to make living at Meadowlea Village even more amazing!

July 4th Golf Cart Poker Run and Taco Bar Party: 12pm Sat, July 4th

HOA, Cornhole Club and Cove will be holding an Independence Day Poker Run (12pm) and Taco Bar Party (2pm)! It will be a potluck where Cornhole provides the beef & cheese for the tacos, and residents can bring their topping of choice. This will be a free BYOB event and you can also bring a side or dessert! Look for the sign up sheet at the clubhouse or contact Jaclyn to RSVP: 386-319-1305

Let's Connect!

If you'd like more info on becoming a member, or for any other HOA questions, call or text Diane Shafer, HOA Treasurer: 407 - 325 - 2046

Upcoming HOA Meeting Schedule:

June * break *
July *break*
Wed, August 5th
Sept. * break *
Wed, October 7th
(resumes monthly)

Neighbors Helping Neighbors!



We are fortunate to have such a caring and supportive community, and we are excited to introduce our "Neighbors Helping Neighbors" forum. The HOA Board and Meadowlea Village Office have created this resource to help connect residents who are willing to assist fellow neighbors with exterior home maintenance and upkeep. If you currently offer these services, or would like to do so, we invite you to complete the participation form so that residents in need of assistance can easily connect with you. We sincerely appreciate the generosity, kindness, and community spirit demonstrated by our residents. Your willingness to help one another is what makes Meadowlea Village such a special place to live. Please contact the HOA Secretary for more information.

Disclaimer: Residents who choose to offer services through this forum are independent individuals and are not affiliated with, endorsed by, or acting on behalf of Meadowlea Village, its HOA Board, or management office. Meadowlea Village does not guarantee, supervise, or assume responsibility for any work performed. This directory is provided solely as a community resource for informational purposes.

HOA Board Members

- Karl Shafer
President
- Doug Casey
Vice-President
- Diane Shafer
Treasurer
- Mary Lou Conover
Secretary (Temporary)
- Board Members
Hector Algarin
Karlene Carter
Mary Lou Conover
Lisa Eldridge
Jim Ferguson

Important Reminder: We will be holding a meeting in August and voting on new bylaws. See you then!

- We are working closely with Biometrics to monitor both water pressure and water quality throughout this process. Currently, most of the community's water supply is being provided by Well #1, with limited support from Well #2. This is the primary reason some residents may experience fluctuations in water pressure during the day.
- Beginning next week, we will conduct water quality testing on the new well. Once testing is completed and all standards are met, we anticipate the new well will be operational within the next few weeks.

Water Tank Replacement

- As part of these improvements, we will also be replacing the community water tank.

REMINDERS

Seasonal Residents – For those preparing to return home for the season, please remember to complete an "Extended Absence Form" and contact the office to ensure your account ledger and contact information are up to date before departing.

Pool- The pool is professionally serviced three times per week by our maintenance vendor. If the technician arrives while you are using the pool area, we kindly ask that you allow them the space needed to complete their work safely and efficiently. We also ask that all interactions remain courteous and respectful.

For the safety and enjoyment of all residents and guests, please note that drinking while in the pool is not permitted, and pets are not allowed in the pool at any time.



IMPORTANT REMINDERS

Copies of Titles & Insurance – To ensure our records remain accurate, the office should have a copy of your home title on file so we can verify ownership information associated with each lease and homeowner. Same with Insurance Policies.

IMPORTANT REMINDERS

No one should be feeding wildlife. The County will be sending fines out to residents that are.

IMPORTANT REMINDERS

4th of July- With 4th of July just a month away- please remember- Fireworks are strictly prohibited anywhere on the property.

PUBLIC SERVICE ANNOUNCEMENT:

Folks, we have a few residents that certified Service Animals/.Emotional Support Animals which reside in our community. The dogs are permitted to be with the resident everywhere and YES, even at the pool but not in the water. If you would like to educate yourself on service animals, visit www.theseeingeye.com.



Welcome to Meadowlea Village!

New Residents

Todd & Tara Crassi
980 Larkfield Drive

Debra Joanne Delfosse
1021 Larkfield Drive

The Caring Closet

“Leave something if you have a little extra or Take something if you need a little help”

We’re happy to share that we are adding a cabinet in the Clubhouse to replace the bins previously located under the activities information table by Friday, June 5th. For anyone going through a difficult time or simply in need of a little extra support, please feel free to take something if needed or leave something to help a neighbor. Small acts of kindness can make a big difference in our community.

MAINTENANCE DEPARTMENT

Elias Morales Rivera

Hours of operation: Monday - Friday 7:00am-3:00pm

**4th of July Trash Schedule**

The office will be closed on Friday, July 3rd, meaning we will NOT be picking up the trash that day. However, we will pick up Monday, July 6th. Please plan accordingly.

Recycle:

- Break BOXES down, put on backside of dumpsters for pickup.
- PLASTIC goes in the bins, UNBAGGED on the designated area by the maintenance gate off of Quail Drive & Cottontail Lane for pickup.
- ROLL OF Dumpster (parked by the Storage Area) are only for shrubs/yard waste. Only Meadowlea Village team members are permitted in the maintenance area and around the roll-off dumpster.
- This area is under surveillance.

Trash:

- Trash should be bagged, in a container and placed in your trash containers.
- Please make sure that your trash containers are only left out on designated trash days (Tuesdays & Fridays). Containers should not be left visible from the street.
- No furniture/House appliances or trash are allowed in this area.

Local dumping facilities in Volusia County:

Tomoka Landfill	West Volusia Transfer Station
1990 Tomoka Farms Road	3151 E. New York Avenue
Port Orange, FL 32128-3752	DeLand, FL 32724
Phone: 386-943-7889	Phone: 386-943-7889
Hours:	Hours:
7 a.m. to 5:30 p.m. Mon. - Sat.	7 a.m. to 5 p.m. Mon. - Fri.
Closed Sunday	8 a.m. to 3 p.m. Sat.
	Closed Sunday

For more information, visit <https://www.volusia.org under services/public works>.

We’re Here for You!



Are you or do you know someone experiencing difficulties like health struggles or grief? Let us know by nominating them for a Surprise and Delight! This anonymous dropbox is also where you can suggest our next Home of the Month!

Also: there is another dropbox for Manager’s Q&A questions, you can submit yours anonymously by the 25th of each month!

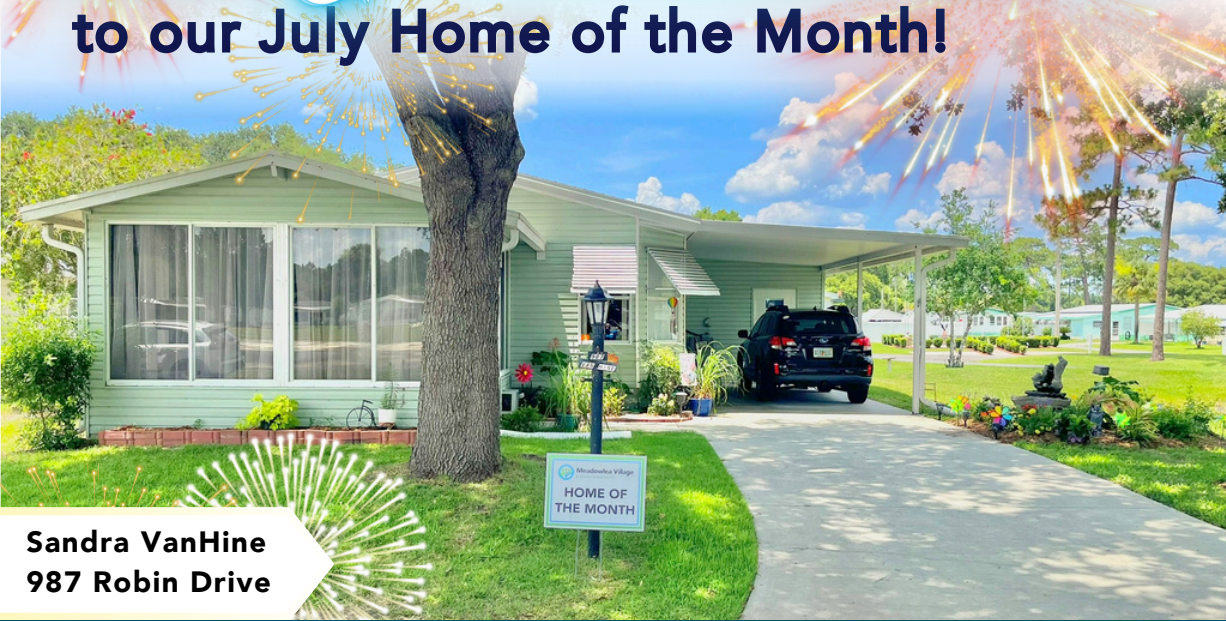
Located both at the Office and on the Sign-Up Table at the Clubhouse

MAILBOX AREA

If you are having trouble accessing your mailbox due to a lock issue or misplaced keys, please contact the office, and we will be happy to assist you with obtaining a replacement. We have also noticed that mail has accumulated in several mailboxes. If you are no longer residing at the property and need your mail forwarded, please contact the United States Postal Service (USPS) to set up mail forwarding and ensure you continue receiving your mail without interruption.

Congratulations!

to our July Home of the Month!



Sandra VanHine
987 Robin Drive

IMPORTANT REMINDERS

We are hitting the 3rd Quarter on 360 Inspections. Please remember that they are done each quarter; 1st, 2nd and 3rd notices are sent out for homes that failed. 360 Inspections are done to the exterior of your home only.

Featured Vendors

WINDOWS

GEORGE WATKINS

- Lanai/Patio Enclosures
- Window Replacements
- Acrylic Windows

352-205-2631
 386-871-4907

CRC #1330701

CALL TO SCHEDULE A FREE ESTIMATE



Thank you for attending our Hurricane Prep Seminar! If you missed it, view resources at:



Meet Your Neighbor: *Humberto Medina, Jr.*

We are honored to highlight Humberto Medina Jr. this month for our Meet Your Neighbor section! Originally from Connecticut, Humberto was drawn to Meadowlea because of our active community lifestyle. If you know anything about him, it's that he doesn't know a stranger! You may have seen him at the pool or even the dog park with his 2yr old Poodle named Bella! When he's not catching up with neighbors, he enjoys fishing, taking his grandkids on exciting outings, and spending special nights out with his wife Isabel. Two fun things you may not know about him are that; he's gone on 17 cruises (and has more coming up!), and that he has collected an assortment of ceramic eagles, a hobby inspired by the eagles he photographed throughout his 40 years as a Boy Scout Leader!



to bringing positivity throughout the community, and is open to meeting new people! Conversations of any topic with him are effortless, but he does have special interests in bowling tournaments, the Yankees, watching baseball, and the great Roberto Clemente #21! The next time you see Humberto around the community, be sure to share a smile or a friendly word with him! Thank you Humberto for sharing about your mindset and lifestyle with us!



Pet of the Month

Say hi to these cuties!! Residents Lynette & Ron Mauder are the proud owners of their 10yr old Beagle Levi and their 5yr old Tor-Cal cat Sofi! Sofi lives up to the reputation of a Tortoiseshell cat, known for being a bit more challenging, strong-willed, can be possessive of their humans, fiercely independent, feisty, and unpredictable. So true for Sofi dofie (nickname)! Sofi is very wise for her years and effortlessly assumes the role of "Queen" of the house. She flexes her critical thinking skills when it comes to meeting new people by being cautious at first, and also when tracking down a rogue critter or bug. Levi, their purebred Beagle has achieved multiple dog show awards and even won the title of AKC Grand Champion! He is a supportive and playful pup that loves to steal socks and delights in a bite of crumbs from human food wherever he finds them. Together, they are a dynamic duo who take their fun seriously and love play time with owners, friends and neighbors too when they stop by!

Levi



Sofi

Thank you for sharing about your precious fur babies!



VoAccess

VoAccess (formerly known as Votran's Gold Service) is available to persons who, because of physical or mental disability, are unable to transport themselves and cannot use fixed-route bus service. Assisting devices such as wheelchair lifts and lowered steps for easy boarding access meet requirements of the Americans With Disabilities Act. Service is available throughout Volusia County for those who meet eligibility requirements. VoAccess does not provide Medicaid Transportation. Medicaid recipients must utilize the current Medicaid transportation provider for all of their Medicaid compensable trips. For assistance in finding Medicaid Transportation please call: Medicaid Helpline at 1-877-254-1055. For VoAccess information, we have a few applications and information in the Clubhouse for anyone interested.



VoAccess Phone Numbers

Greater Daytona Beach Area

Customer service (386) 322-5100

West Volusia

Customer service (386) 943-7050

Southeast Volusia

Customer service (386) 424-6810

Transportation Disadvantaged Hotline

1-800-983-2435

For more information, visit <https://www.votran.org/special/gold-services.shtml>

HOA Meeting

The Homeowners Association is every First Wednesday of every month.

Activity Leaders Meeting

The Activity Leaders Meeting is July 15th at 4pm in the Clubhouse. We will be discussing upcoming events and activities.

Manager Q&A

July 7th at 11:00am. Community Manager Angelica Abreu will go over community concerns and updates and open it up for Q&A for the community.

Notes!

Tote Bag Decorating

CRAFT TIME BY AMERILIFE

1pm Mon. June 22nd

AMERILIFE

They offer solutions that help people live longer, healthier lives.

- Accident Protection Plans
- Cancer Plans
- Critical Illness
- Dental, Vision and Hearing
- Final Expense Life Insurance
- Fixed Annuities/Indexed Annuities
- Hospital Indemnity Plans
- Long-Term Care
- Major Medical
- Medicare Advantage Plans
- Medicare Supplement Plans
- Prescription Drug Plans
- Short-Term Care
- Whole, Universal and Term Life Insurance

Your Community. Your Team. Your Best Move.

Thinking About Selling Your Home?

Cove Communities helps you sell faster, for less.

Save More When You Sell

Our commission rates are consistently lower than local agents - keeping more money in your pocket.

Sell Your Home Faster

We know this community and its buyers. That's why our homes sell quicker than the local market average.

A Hassle-Free Experience

From listing to closing, we handle the details and paperwork so you can focus on your next chapter.

For more information on our Brokered Program and New Cove Home Sales, please contact Angelica Abreu at (386) 319-1072 or through email at aabreu@covecommunities.com.

July Activities & Events

2026



Daily Activities:

This Month's Events:

Sundays	Mondays	Tuesdays		Wednesdays	Thursdays	Fridays	Saturdays
6pm - Cornhole Club (SC)	10am - Residential Water Aerobics (Pool) 6pm - Card & Poker Night (CH)	10am - Shuffleboard Club (SC) 2pm - Ping Pong (CH) 6pm - Cornhole Club (SC)		10am - Residential Water Aerobics (Pool)	10am - Creative Projects Club (CH) 12:30pm - Women's Bible Study (Call Patty for Address: 407 - 754 - 4355) 2:30pm - Scrabble (CH) 6pm - Bingo (CH)	10am - Residential Water Aerobics (Pool) 6pm - Texas Hold'em (CH)	10am - Shuffleboard Club (SC)

Location abbreviations: (SC)- Shuffleboard Court (Pool)- Meadowlea Pool (CH)- Meadowlea Clubhouse

Notes:

Managers Q&A on July 7th
Resident Appreciation Dinner- September 2026
Block Captains/Activity Leaders Appreciation Dinner- September 2026

SUN	MON	TUE	WED	THUR	FRI	SAT
			1 2pm - Decorating for Independence Day (CH) 6pm - Resident HOA Meeting (CH)	2	3 *OFFICE CLOSED*	4 INDEPENDENCE DAY 12pm - Golf Cart Parade (CH) 1pm - Poker Run (CH) 2pm - Independence Day Party (CH)
5	6	7  11am - Manager's Q&A with special guests! (CH)	8  5pm - Wine Down X Open Mic Night (CH)	9	10 10am - AmeriLife Free Produce Event! (CH) 	11
12	13	14	15 2pm - July Birthday Celebration (CH) 4pm - Activity Leaders Mtg. (CH) 	16	17	18
19	20 12:30pm - Ladies Luncheon (P.F. Changs Daytona)	21	22  6pm - Open Mic Night (CH)	23	24	25
26	27 1pm - Ice Cream Social by AmeriLife (CH) 	28	29	30	31	

All Times & Dates are Subject to Change. Call the Lifestyle Office if you have questions.

Office:
(386) 736-1853
Mon-Fri- 9am-4pm
Saturday- Closed
Sunday Closed

Community Manager:
(386) 319-1072 Ext. 2002
Email: aabreu@covecommunities.com
*Office Visiting Hours:
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or by appointment*

Lifestyle Coordinator:
(386) 319-1305 Ext. 2003
Email: JJenson@covecommunities.com
Hours: 9am - 4pm
Monday - Friday

HAPPY

4TH

of JULY

Tear out &
SAVE THE CALENDAR!