

### 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

### 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



Hello, sunshine days!

## News Center

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**Upcoming Closure** Just a reminder, the Office will be closed on July 4th, 2026, in observance of Independence Day.

### IMPORTANT COMMUNITY ANNOUNCEMENTS

#### Want To Make Your Life A Little Easier?

Sign up at the office for automatic withdrawal for your lot payments! No more writing checks or USPS delivery delays. We have a simple form at the office you can pick up or we can email one to you. Complete the form and attach a voided check and we will set you up to draft the balance on your account on the 1st of the month. 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.

#### Resident Forms For Vehicle Sticker Registration

Thank you to everyone who has already registered their vehicle and placed their permit sticker in the lower left corner of the front windshield. If you have not yet registered your vehicle or received a permit sticker, we kindly ask that you visit the office at your earliest convenience to complete the process. Doing so helps us identify unauthorized vehicles and maintain the safety and security of our community.

### 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 Gahrng
- 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



*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.**

Stay up to date: Facebook

Instagram

<https://Facebook.Com/MeadowleaVillage>

@MeadowleaVillage

## Happy Father's Day to all the Amazing Fathers of Meadowlea Village!

Hello Meadowlea Village Residents!

Spring has brought many wonderful improvements to our community, and on behalf of the Meadowlea Village Team, we would like to sincerely thank each and every one of you for the care, pride, and beautification you have contributed to your homes. Your efforts truly help make our community a welcoming and beautiful place to live.

We are currently completing our 2nd Quarter 360 Inspections. If you have any questions or concerns regarding the inspections, please do not hesitate to contact the office.

We would also like to warmly invite everyone to attend our Manager's Q&A Meeting on June 9th at 11:00 AM in the Clubhouse. We are excited to welcome our new Regional Vice President, Cyndi King, along with several team members from our sister property, who will be presenting information about our new Brokered Program. Also, our Project Management team with Biometrics will be present to discuss the water issues we have experiencing.

As hurricane season begins, Wednesday, June 17th at 11am, representatives from Volusia County Emergency Management will be joining us to present our Annual Hurricane Preparedness discussion and share important safety information with residents.

Light refreshments will be provided, and we look forward to seeing everyone there!

### UPDATES:

Shuffleboard Courts – We have completed trimming the large oak tree near the shuffleboard courts, which has greatly improved the visibility of the evening lighting. In addition, the courts have been resurfaced and look fantastic!

New Fencing – The maintenance area has recently been upgraded with new vinyl fencing, providing a cleaner, more polished appearance that further enhances the overall look of the property.

Common Grounds – During the month of June, our Maintenance Team will be replanting flowers around the office, community entrance, front clubhouse area, and Veteran's Memorial Park to continue enhancing the beauty of our community spaces.

New Fencing – The maintenance area has recently been updated with new vinyl fencing, creating a much cleaner and refreshed appearance for the area.

Paving- We have identified the areas on the west side of the community that are in need of repaving. Our Project Managers are currently in the process of obtaining additional bids to ensure the best possible plan moving forward. We will continue to keep residents informed as updates become available and appreciate your patience as we work through this improvement project.

Cove Home- As you may have noticed, we recently received two new homes for Lot #1045CHA and Lot #3298COU. We are also expecting an additional home for Lot #3242COU sometime in July. In addition, the home on Lot #3265COT is scheduled for demolition by June 12, 2026. To help ensure the work is completed safely and efficiently, please allow the construction crews the space they need to perform their duties.



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](mailto:JJenson@CoveCommunities.com)

### July Save the Dates

**Wed, July 1st**

6pm - Resident HOA Mtg.

**Sat, July 4th (Independence Day)**

**12pm - Independence Day Golf Cart Parade & Poker Run**

**2pm - Taco Bar Party**

**Tue, July 7th**

11am - Manager's Q&A

**Wed, July 8th**

5pm - Wine-Down X Open Mic

**Fri, July 10th**

10am - AmeriLife Free Produce

**Wed, July 15th**

2pm - July Birthdays Party

4pm - Ambassador Mtg.

**Mon, July 20th**

1pm - AmeriLife Ice Cream Social

**Wed, July 22nd**

6pm - Open Mic Night

**Sat, July 25th**

11:30am - New Resident Meet & Greet



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

### Next HOA Meeting: 6pm Wed, Aug 5th

The HOA will not be holding a meeting until August. If anything should arise please feel free to contact us. Hope you have a peaceful summer!

### Upcoming HOA Meeting Schedule:

June \* break \*

July \*break\*

Wed, August 5th

Sept. \* break \*

Wed, October 7th  
(resumes monthly)

### Featured Vendors

## JOE THE HANDYMAN

- PAINTING
- GUTTER
- OUTLETS
- MAINTENANCE
- CEILING FANS
- PLUMBING
- CLEANING
- HEDGING
- POWER WASHING



TEL: (386) 444-1841

## WINDOWS

GEORGE WATKINS

- Lanai/Patio Enclosures
- Window Replacements
- Acrylic Windows

352-205-2631

386-871-4907

CRC #1330701

CALL TO SCHEDULE A FREE ESTIMATE



## REMINDERS

Clubhouse Sliding Door- please make sure this door is kept closed and locked at the end of day.

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.

Catch & Release Policy – Residents are welcome to enjoy fishing in our community ponds; however, all ponds operate under a “Catch & Release” policy. In addition, as outlined in our Prospectus and Rules & Regulations, feeding wildlife within the community is prohibited.

Dog Park – To help ensure a safe and enjoyable environment for all residents and pets, please make sure your dog is using the designated area appropriate for their size. Our dog park includes a separate section for smaller dogs and another for larger dogs. We also kindly remind all pet owners that they are responsible for cleaning up after their pets at all times. While the dog park is designed for pets to play and exercise, maintaining cleanliness is essential for the comfort of all residents and for the upkeep of our grounds and maintenance equipment.

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. We also strongly encourage all homeowners to maintain personal homeowner’s insurance coverage. If you have insurance, please provide a copy of your policy information to the office for our records.

## IMPORTANT REMINDERS

“For Sale” Signs – We understand that circumstances may arise that require homeowners to sell their homes, and we appreciate your cooperation in following community guidelines during the process. Please ensure that any “For Sale” signs are displayed inside the front window of the home. Yard signs are prohibited in accordance with community rules and regulations.

## IMPORTANT REMINDERS

Theft/Incidents- Any theft to you property, please make sure to call the authorities right away. Also, please make sure to contact the office and report it. Any incidents in our common grounds, please make sure to contact the office right away.

## IMPORTANT REMINDERS

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



Submitted by  
Angelica Abreu  
Community Manager



Welcome to Meadowlea Village

**New Residents**

Todd & Tara Crassi  
980 Larkfield Drive

Debra Joanne Delfosse  
1021 Larkfield Drive

Terry & Theresa Barrs  
924 Quail Drive

John & Ruth Zimmerman  
979 Robin Drive

David Hanssen & Brenda Sue Nosal  
916 Quail Drive

Stephanie Louise Demontigny  
1076 Marcy Drive

Sandra Lynn Balliet  
1021 Robin Drive

Jeffrey & Ann Short  
1018 Chapel Creek Lane

Rosalie & Cheryl McPherson  
1013 Mahogany Bend Drive

John Michael Ruffino  
1013 Mahogany Bend Drive

Walter Edwin Finch  
1061 Marcy Drive

Steven Allan Cassell  
3210 Country Lane

Tammy & Lawrence Gutwein  
1044 Larkfield Drive

**Upcoming Newsletter Updates!**

**Meet your neighbor!**

With so many new residents joining our community, we're excited to bring back our monthly "Meet Your Neighbors" feature!

Each month, we'll spotlight a resident by sharing a few fun facts and a little of their story to help neighbors connect and get to know one another better. We look forward to helping build an even stronger sense of community — stay tuned!

**Pet of the Month**

Residents, we want your pet stories! Email a photo of your pet, along with a paragraph of how you met, or an interesting story about them to:

meadowleavillage@covecommunities.com so they can be featured in an upcoming issue of the Meadowlea Village newsletter.

**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



**4<sup>th</sup> of July Trash Schedule**

The office will be closed on Friday, July 4<sup>th</sup>., meaning we will NOT be picking up the trash that day. However, we will pick up Monday, July 6<sup>th</sup>. 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  
1990 Tomoka Farms Road  
Port Orange, FL 32128-3752  
Phone: 386-943-7889  
Hours:  
7 a.m. to 5:30 p.m. Mon. - Sat.  
Closed Sunday

West Volusia Transfer Station  
3151 E. New York Avenue  
DeLand, FL 32724  
Phone: 386-943-7889  
Hours:  
7 a.m. to 5 p.m. Mon. - Fri.  
8 a.m. to 3 p.m. Sat.  
Closed Sunday

*For more information, visit [https://www.volusia.org/under\\_services/public\\_works](https://www.volusia.org/under_services/public_works).*

**SALE DEPARTMENT**

**NEW/PRE-OWNED/BROKERED HOME SALES**

New homes are being set-up on their respective lots with more to come! Soon we will be starting a brokered program? Thinking about selling your home? Cove Communities helps you sell faster, for less. 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.

# Congratulations!

## to our June Home of the Month!



**Karin Driver**  
3224 Waters  
Bend Lane

### Surprise and Delight

## 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!

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



SPONSORED BY: CORNHOLE CLUB, HOA, AND COVE

# MEMORIAL DAY COOKOUT



# JUNE 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	10am - Residential Water Aerobics <b>1</b> 6pm - Card & Poker Night	10am - Shuffle-board Club <b>2</b> 6pm - Cornhole Club	10am - Residential Water Aerobics <b>3</b>	10am - Creative Projects Club <b>4</b> 12:30pm - Women's Bible Study 2:30pm - Scrabble 6pm - Bingo	10am - Residential Water Aerobics <b>5</b> 6pm - Texas Hold'em	10am - Shuffle-board Club <b>6</b>
6pm - Cornhole Club <b>7</b>	10am - Residential Water Aerobics <b>8</b> 6pm - Card & Poker Night	10am - Shuffleboard Club <b>9</b> 11am - Manager's Q&A with special guests! 6pm - Cornhole Club 	10am - Residential Water Aerobics <b>10</b> 5pm - Wine Down X Open Mic Night 	10am - Creative Projects Club <b>11</b> 12:30pm - Women's Bible Study 2:30pm - Scrabble 6pm - Bingo	10am - Residential Water Aerobics <b>12</b> 2pm - Decorating for Father's Day 6pm - Texas Hold'em	10am - Shuffle-board Club <b>13</b>
6pm - Cornhole Club <b>14</b>	10am - Residential Water Aerobics <b>15</b> 12:30pm - Ladies Luncheon  6pm - Card & Poker Night	10am - Shuffle-board Club <b>16</b> 2pm - Ping Pong at the Clubhouse 6pm - Cornhole Club	10am - Residential Water Aerobics <b>17</b> 11am - Hurricane Preparedness Seminar  2pm - June Birthday Celebration  4pm - Ambassador Meeting	10am - Creative Projects Club <b>18</b> 12:30pm - Women's Bible Study 2:30pm - Scrabble 6pm - Bingo	10am - Residential Water Aerobics <b>19</b> 1pm - Father's Day FREE Seedling Picking  6pm - Texas Hold'em	10am - Shuffle-board Club <b>20</b>
<b>FATHER'S DAY</b> <b>21</b> 6pm - Cornhole Club	10am - Residential Water Aerobics <b>22</b> 1pm - AmeriLife Tote Bag Decorating Craft Time 6pm - Card & Poker Night	10am - Shuffle-board Club <b>23</b> 2pm - Ping Pong at the Clubhouse 6pm - Cornhole Club	10am - Residential Water Aerobics <b>24</b> 6pm - Open Mic Night 	10am - Crtv. Proj. Club <b>25</b> 12:30pm - Wom. Bible Study 2:30pm - Scrabble 6pm - Bingo	10am - Residential Water Aerobics <b>26</b> 6pm - Texas Hold'em	10am - Shuffle-board Club <b>27</b>
6pm - Cornhole Club <b>28</b>	10am - Residential Water Aerobics <b>29</b> 6pm - Card & Poker Night	10am - Shfbrd. Club <b>30</b> 2pm - Ping Pong 4pm - 8pm - Food Truck Tuesday by Clubhouse 6pm - Cornhole Club 				