



Meadowlea Village
A COVE COMMUNITY

November 2026

*Fall breeze and
Autumn leaves*



NEWS CENTER

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Photo taken by
Jaclyn Jensen

Have you captured a beautiful sunset or sunrise, spotted sandhill cranes at the lake, or taken a photo that showcases something special about our community? We'd love to see it! Please share your favorite community photos with us, and we may feature them in our next newsletter edition. We're always looking for the moments that make our community such a wonderful place to call home!

Facebook 

<https://Facebook.Com/MeadowleaVillage>

Instagram 

@MeadowleaVillage

*In Loving
Memory of:*

Richard Smith

1053 Marcy
Drive



Welcome to
Meadowlea Village!

New Residents

Pamela Lee Kubizne
988 Marcy Drive



Upcoming Closures Just a reminder,
the Office will be closed on Thursday,
November 26th & Friday, November 27th,
2026, in observance of Thanksgiving Day.

WINDOWS

- Lanai/Patio Enclosures
- Window Replacements
- Acrylic Windows

 **386-871-4907**
GEORGE WATKINS
 CRC #1330701



JOE THE HANDYMAN

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



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E-mail: mh@bassineinsurance.com

2027 MEDICARE OPEN ENROLLMENT!

When Is the Open Enrollment Period?
Are you ready?



Mike Angley
 Angleyinsurancesolutions@gmail.com








The Medicare Open Enrollment Period, often called the Annual Enrollment Period (AEP), is the time when individuals can change their Medicare Advantage and/or Medicare Part D plans. This is also the time to switch from Original Medicare to Medicare Advantage (or vice versa).

October 15th through December 7th
Coverage begins January 1st

- Medicare Part B Give back up to 202.90!
- Food and utility cards for SNP PLANS!
- As your Humana Medicare agent I now Represent multiple Companies!
- Call for an appointment or questions.

386-956-9287

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FROM THE COMMUNITY MANAGER



Hello everyone!

We love the fall season! It's a wonderful time to reflect on what we're thankful for, spend quality time with family and friends, and enjoy the beautiful weather. We are especially grateful for the wonderful people who make Meadowlea Village such a special place to call home. A warm welcome back to all our seasonal residents! You have been missed, and we're so happy to have you back in our community. We look forward to another wonderful season together!

Thank you to everyone who attended our first evening Managers Q&A session on October 5th! We were pleased to see such a great turnout and truly appreciate the positive feedback and participation from our residents. Based on your feedback, we are excited to continue offering an evening session on the first Monday of each month at 6:00 PM in the Clubhouse. Our regular morning session will continue as scheduled. Both sessions will cover the same information, giving residents the flexibility to attend whichever meeting best fits their schedule.

Upcoming Managers Q&A Sessions:

- Evening Session: November 2 at 6:00 PM
- Morning Session: November 3 at 11:00 AM

We encourage everyone to attend, ask questions, share feedback, and stay informed about what's happening at Meadowlea Village. Your participation and input are important to us!

Our 4th Quarter 360 inspections are currently being worked through! We are pleased to see the progress throughout the community. Many residents have made wonderful improvements to their homes and have taken great care to keep their properties looking clean, tidy, and well-maintained. Thank you for your continued efforts in helping keep Meadowlea Village looking its best! As a reminder, the wording in our inspection letters have been updated to provide greater clarity regarding inspection observations and expectations. Please take a moment to review any correspondence you receive.

We have updated the Meadowlea Village community map and are excited to share the new version with you! Please see the attached map on the following page for a visual reference to our community layout.

Our first Resident Directory has officially been printed, and we expect to receive the copies later this month! For 2026, we wanted to establish a directory to help residents connect with one another and strengthen our sense of community. Moving forward, the directory will be updated annually. We will be coordinating with the HOA Board Secretary regarding the 2027 edition. Updated information should be submitted directly to the HOA Secretary using the new forms that will be provided.

We understand that parking can occasionally be challenging, particularly when residents welcome family members and guests. We recognize that some homes have limited parking capacity and appreciate that finding suitable spaces for additional vehicles may not always be convenient. Thank you for your understanding and cooperation as we work together to maintain a safe and well-maintained community.

However, parking on grassy areas, especially along the sides of homes, can cause significant damage to our underground infrastructure. Due to the age of our community's underground piping, the weight of vehicles can cause pipes to crack or break, potentially leading to costly repairs, property damage, and unnecessary disruptions for residents.

To help protect our community and avoid these issues, we kindly ask everyone to observe the following parking guidelines:

- Resident and Guest Parking: Please use designated parking areas and permitted spaces in front of homes, where applicable.
- No Parking on Grass: Vehicles may not be parked on grassy areas, including along the sides of homes.
- Overnight Guest Parking: The designated visitor parking area near the shuffleboard courts is available for overnight guest parking. All vehicles must be registered with the office.

We sincerely appreciate your cooperation and consideration in following these guidelines. By working together, we can help preserve our community's infrastructure, prevent avoidable repair costs, and maintain an attractive and comfortable environment for everyone. Please be advised that vehicles found parked on grassy areas in violation of community regulations may be subject to towing.

Yearly Reminders

- *Our Annual NPS Survey will be going out in April 2027- these are sent out through email only. We encourage the whole community to be a part of this survey. We want to know what you think about your community and how you feel living in Meadowlea Village!
- *The Annual Rent increase letters are expected to go out by the ending of November of 2026. Remember, the increase do not hit till March 2027. Letters are to be mailed 90 days in advance.



Submitted by
Angelica Abreu
Community
Manager





Meadowlea Village

A COVE COMMUNITY

Community Map



CONTACT
386.736.1853

1002 Chapel Creek Lane
Deland, FL 32724
MeadowleaVillage@
CoveCommunities.com

There's a form for just about everything! To help keep Meadowlea Village organized and ensure we're all following our community standards, we have a variety of forms available to assist you with your needs.

Whether you're submitting a request, updating information, or taking care of other community matters, having the proper documentation helps keep everything clear and organized. After all, keeping a paper trail is always a good idea!

Please take a look at the forms listed below to see if there's anything you may need. Copies are available in the Clubhouse or at the management office.

Coming Soon! We're working on making our forms available online to provide you with a more convenient and accessible way to complete and submit them. We appreciate your patience as we work to make this process easier for everyone. Stay tuned for updates, and as always, if you have any questions or need assistance finding the right form, please don't hesitate to contact the office. We're happy to help!

- **Home Exterior Alteration Form**
- **Concerned Resident Form**
- **Extended Absense Form**
- **Guest Registration Detail Form**
- **Mailbox Key Replacement**
- **Maintenance Request Form**
- **Clubhouse Rental Agreement**
- **Resident Info Sheet**
- **Storage License Agreement**
- **Approved Animal Agreement**
- **Vehicle Registration Form**



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Most homeowners don't realize **what's happening underneath their home...**

Rotting subfloors
Mold and musty odors
High A/C bills
Deteriorating AC ducts

BEFORE



**YOUR CRAWLSPACE
SHOULD BE CLEAN,
DRY, AND PROTECTED**

Signs you have moisture issues:

Musty smell inside your home
Floors feel soft & spongy
High energy bills
Visible moisture or standing water

AFTER



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Vapor barrier installation & replacement
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**Call 800-681-3772
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We protect your home from the ground up.

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C6C004138 • IH/1025429

NEW UPDATE TO APP!



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.

To connect, follow the instructions below.

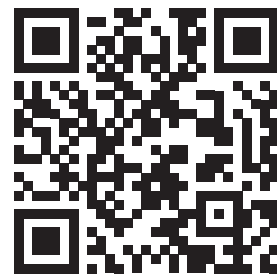


NEW ACCESS INCLUDES:

- Activities Schedule
- Community Contact Directory
- Community Info and Map
- Message the Office with concerns
- Report Issues
- Submit suggestions
- Real Time Alerts and Bulletin Boards
- New Face to the app!

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!

What's going on at my block?

COMMUNITY UPDATES:

• WWTP/WTP UPDATE

- Water Tank: The new water tanks are still expected to arrive by the end of November. We will keep everyone informed of any updates.
- Low Water Pressure: Based on findings from Biometrics, the low water pressure experienced between 4:00 a.m. and 6:00 a.m. appears to be related to increased water usage during these early morning hours, particularly from lawn irrigation. This increased demand can cause the water tank levels to drop significantly, resulting in reduced water pressure for residents. To help maintain adequate water levels and ensure more consistent water pressure throughout the community, we kindly ask residents to be mindful of their lawn irrigation schedules and limit watering to the designated times outlined on the prospectus.

• HOMES FOR SALE

- For residents who are selling their homes, please be advised that our new market rates became effective October 1, 2026. All prospective buyers should be directed to the office so that they can receive the appropriate paperwork, requirements, and information. This process is intended to help both sellers and prospective buyers ensure that all necessary documentation is completed correctly and that everyone has the information they need.

• EXTERIOR HOME ALTERATION FORM

- As a reminder, any exterior alterations, additions, or improvements to your homesite must be submitted to and approved by the office before any work begins. The Home Alteration Site Request Form has recently been updated and is available at both the office and clubhouse. Please be sure to obtain and submit the appropriate form for any future projects. We are working on a vendor list for everyone wanting vendor information on any specific project for your home. Stay tune!
- We are excited to share that approximately 18 new projects and upgrades have been submitted for consideration for 2027. These proposals are currently under review, and we anticipate receiving updates on which projects will move forward early in the new year. We look forward to sharing more information as it becomes available and appreciate your continued support as we work to enhance our community.
- Suggestion Box- we want to hear from you.
 - How can we better serve you?
 - What more would you like to see around the community?

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

Residents are strongly urged to be conservative with water use at all times. Water is a very important and limited resource.

If your address is an even-number, you may water on Tuesday, Thursday, and Sunday.

If your address is an odd-number, you may water Monday, Wednesday, and Saturday. Watering hours are 4:00 a.m. to 8:00 a.m. and 4:00 p.m. to 8:00 p.m.

No lawn watering or automatic sprinklers are allowed on Fridays.

Plants and flowers may be watered only when needed and only by hand.

IMPORTANT REMINDERS

Registrations stickers should be displayed on the exterior of your home in accordance with community guidelines and the County.

IMPORTANT REMINDERS

We have been riding through the neighborhood in the evenings and have noticed that the lamp posts in front of some homes are not functioning.

For everyone's safety and to help maintain the appearance of our community, please remember to keep your lamp post clean, well-maintained, and in good working order.

RESIDENT PORTAL

At Meadowlea Village, enhancing your living experience and making everyday tasks more convenient is important to us. We're excited to introduce our Community Resident Portal, a simple, secure, and complimentary online service that allows you to manage your account anytime, from anywhere. If you would like to take advantage of this convenient service, please contact the office, and we'll be happy to assist you with getting access.

Convenient Features at Your Fingertips

With the Community Resident Portal, you can:

- Access Your Account Anytime: Manage your account whenever it's convenient for you.
- Review and Pay Your Bill: View your balance and make payments online.
- View Payment History: Access, download, or print your payment records.
- Manage Your Preferences: Update your billing and payment information.
- Set Up Reminders and Alerts: Receive notifications to help you stay on top of upcoming due dates.
- Enroll in Automatic Payments: Enjoy the convenience of having payments processed automatically.
- Go Paperless with E-Billing: Access your billing statements online.

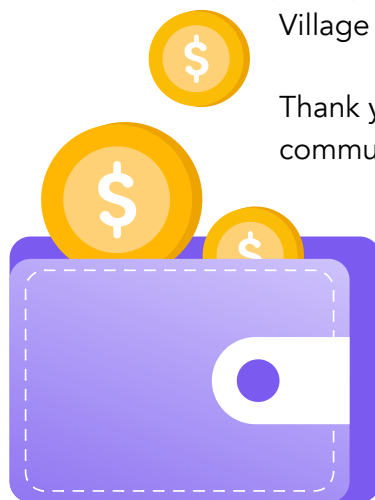
Flexible Payment Options

For your convenience, the portal offers the following payment methods:

- Credit Card
- Flex Pay
- ACH

We're pleased to offer this resource to help make managing your account easier and more convenient. If you have any questions or need assistance getting started, please reach out to the Meadowlea Village office. We're always happy to help!

Thank you for being a valued member of our community.





UNDERHOME ARMOR.



Soft Floors?

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OUR VETERANS

Richard Arnold
Navy - 1994-1979

Merritt Barthel
Air Force - 1980-1986

Dick Benzel, Army Nat'l
Guard - 1970-1976

Louis (Tom) Bland
Navy - 1950-1954

Carlos Calderon
Navy - 28 years

Gary Cook
Navy - 1964-1970

Jim Ferguson
Army - 1966-1969

Gilbert Hahn
Air Force - 1958-1952

Lucie Hill, Air National
Guard - 1974-2011

Steve Hill, Air National
Guard - 1971-1982

MaryAnn Hinson
Navy - 1969-1972

Gordon Kulhanek
Army - 1966-1969

Robert Korman
Navy - 1954-1990

Ronald Zukoski
Air Force - 20 Years

Sandra Noetzel
Navy - 1970-1992

Ron Potter
Army - 1969-1970

Glen Reynolds
Air Force - 1961-1965

Arthur Richards
Army - 1976-1979

Ronald Teeter
Air Force - 1965-1968

Brenda Vance
Army - 1980-2003

Al Freeman
Army - 1964-1967

If you are a Veteran and would like to be added to our list, please contact the office.

During this time of year and always, we pause to express our heartfelt gratitude to all those who have served our country. Thank you for your courage, sacrifice, and dedication, and for protecting the freedoms we are so fortunate to enjoy. We honor you, we appreciate you, and we are forever grateful for your service.

Volusia County Veterans Day Parade

Date & Time: Saturday, November 14, 2026

9:30 AM – 11:00 AM

Venue: Woodland Blvd., DeLand, FL



Meadowlea Village
A COVE COMMUNITY

As a **COMMUNITY,**
WE MAKE
Meadowlea Village 
A WONDERFUL PLACE TO CALL HOME.



We kindly ask each couple to complete the "Resident Appreciation Initiative" form included in the newsletter. To ensure that each resident receives individual recognition, please remember to submit one form per person rather than submitting a single form for yourself and your spouse/domestic partner.

APPRECIATION INITIATIVE



This card enters you
into our **MONTH PRIZE
PACKAGE**

_____ and our _____

**END OF YEAR
BONUS PACKAGE!**



We're grateful to have
you as part of our
community!



CUT OUT YOUR INFO CARD AND SUBMIT IN THE
SLOT BOX IN THE CLUBHOUSE!

RESIDENT NAME: _____

ADDRESS/LOT #: _____

PRIMARY PHONE NUMBER: _____

CURRENT EMAIL: _____

BIRTHDATE: _____

ANNIVERSARY DATE: _____

DATE: _____



This card enters you
into our **MONTH PRIZE
PACKAGE**

_____ and our _____

**END OF YEAR
BONUS
PACKAGE!**

Meadowlea Village, A 55+ Cove Community

Elias Rivera Morales

Khiryck Brown

Hours of operation: Monday - Friday 7:00am-3:30pm



Trash Holiday Schedule

In observance of Thanksgiving, the management office will be closed on Thursday, November 27th. Please note that there will be no trash collection on this day.

Trash collection will resume on Monday, November 30th. To help keep our community clean and tidy throughout the holiday weekend, we kindly ask that residents refrain from placing trash outside overnight or leaving it out on Thanksgiving Day or over the weekend.

Please ensure that all trash is placed out for collection by 8:00 a.m. on Monday, November 30th.

We appreciate your understanding and cooperation and wish you and your families a safe, happy, and wonderful Thanksgiving holiday!

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.

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.

RESIDENT OF THE MONTH



Sandra VanHine

Sandra VanHine has been a valued member of the Meadowlea Village community since 2024. She was nominated by her fellow residents for being "Always There When Needed," a recognition that truly reflects her caring and supportive nature. Sandra has become a wonderful advocate for her fellow residents, serving as a trusted voice and helping ensure their concerns are heard by the office. She also makes every effort to attend community activities and events, demonstrating her commitment to staying involved and connected with the Meadowlea Village family. Sandra, thank you for your kindness, dedication, and willingness to be there for others. Your support and involvement make a meaningful difference in our community.



WELCOME TO THE RECIPE CORNER

FALL DESSERT IDEAS

"Cinnamon Pull-Apart Bread"

Recipe by Joanne Strader

Ingredients:

- ¾ Cup Sugar
- 1 Tbsp Cinnamon
- 2 Cans Buttermilk Biscuits
- ½ Cup Butter (Melted, Divided)

Toppin Ingredients:

- 4oz (Half of 8oz) Cream Cheese
- ½ Cup Powdered Sugar
- 1 or 2 Tbsp Milk

Directions

- Preheat to 350. Cut biscuit dough into quarters.
- Mix sugar & cinnamon in medium bowl. Roll dough quarters into it,
- Place half of dough into greased 12-inch pan.
- Drizzle with ¼ melted butter. Top with remaining biscuit quarters and melted butter.
- Top unbaked load with remaining cinnamon & sugar.
- Bake 40-45 minutes or until golden

Topping

Mix ingredients and spoon warm loaf.



Activities & Events November 2026

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

Notes:	SUN	MON	TUE	WED
	1 DAYLIGHT SAVINGS 1pm - Line Dancing (CH) 2pm - Creative Projects Club (CH) 6pm - Cornhole Club (SC)	2 11am - Residential Water Aerobics (Pool) 2pm - Decorating for Fall (CH) 6pm - Manager's Q&A (CH) 6pm - Card & Poker Night (Call Betty for Address: 937-441-8516) 	3 10am - Shuffleboard Club (SC) 11am - Manager's Q&A (CH) 2pm - Ping Pong (CH) 6pm - Cornhole Club (SC) 	4 11am - Residential Water Aerobics (Pool) 6pm - Resident HOA Meeting (CH) 
Activity Expo: 2pm Sat, Nov. 14th				
	8 1pm - Line Dancing (CH) 2pm - Creative Projects Club (CH) 6pm - Cornhole Club (SC)	9 11am - Residential Water Aerobics (Pool) 6pm - Card & Poker Night (CH)	10 10am - Shuffleboard Club (SC) 2pm - Ping Pong (CH) 6pm - Cornhole Club (SC)	11 VETERANS DAY 11am - Residential Water Aerobics (Pool) 2pm - Activity Leaders Meeting (CH) 5pm - Wine Down X Open Mic Night (CH) 
Western Night: 5pm Sat, Jan. 16th				
	15 1pm - Line Dancing (CH) 2pm - Creative Projects Club (CH) 6pm - Cornhole Club (SC)	16 11am - Residential Water Aerobics (Pool) 6pm - Card & Poker Night (CH)	17 10am - Shuffleboard Club (SC) 12:30pm - Ladies Luncheon (at Cook's Cafe) 2pm - Ping Pong (CH) 6pm - Cornhole Club (SC) 	18 11am - Residential Water Aerobics (Pool) 2pm - November B-days Party (CH) 
Rivership Community Luncheon Cruise 10am Sun, Jan. 24th				
	22 1pm - Line Dancing (CH) 2pm - Creative Projects Club (CH) 6pm - Cornhole Club (SC)	23 11am - Residential Water Aerobics (Pool) 6pm - Card & Poker Night (CH)	24 10am - Shuffleboard Club (SC) 2pm - Ping Pong (CH) 6pm - Cornhole Club (SC)	25 11am - Residential Water Aerobics (Pool) 5pm - Community Thanksgiving Dinner (CH) 
7-Night Cruise to Alaska May 21 to May 28				
	29 1pm - Line Dancing (CH) 2pm - Creative Projects Club (CH) 6pm - Cornhole Club (SC)	30 11am - Residential Water Aerobics (Pool) 6pm - Card & Poker Night (CH)		

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

(CH)- Meadowlea Clubhouse (Other)- Specified

THUR	FRI	SAT
5 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)	6 11am - Residential Water Aerobics (Pool) 1pm - Free Produce by AmeriLife & Devoted (CH) 6pm - Texas Hold'em (CH) 	7 9am - Community Yard Sale (Whole Community) 10am - Shuffleboard Club (SC) 
12 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)	13 11am - Residential Water Aerobics (Pool) 6pm - Texas Hold'em (CH)	14 10am - Shuffleboard Club (SC) 2pm - Activity Expo and Resident Meet & Greet (CH) 
19 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)	20 11am - Residential Water Aerobics (Pool) 6pm - Texas Hold'em (CH)	21 10am - Shuffleboard Club (SC)
26 THANKSGIVING DAY * OFFICE CLOSED * 6pm - Bingo (CH) 	27 BLACK FRIDAY * OFFICE CLOSED * 11am - Residential Water Aerobics (Pool) 6pm - Texas Hold'em (CH) 	28 10am - Shuffleboard Club (SC) 1pm-6pm - * Clubhouse Reserved for Private Event (CH) *

Office:

(386) 736-1853
 Mon-Fri: 9am-4pm
 Lunch Hour/Office Closed: 12pm-1pm
 Saturday: Closed
 Sunday: Closed

Community Manager:

Angelica Abreu

(386) 319-1072 Ext. 2002

Email:

aabreu@covecommunities.com
 Meadowleavillage@covecommunities.com

***Office Visiting**

Hours:

Monday - Friday
 9:30am - 3:30pm
 or by appointment*

Lifestyle Coordinator:

Jaclyn Jenson

(386) 319-1305 Ext. 2003

Email:

jjenson@covecommunities.com

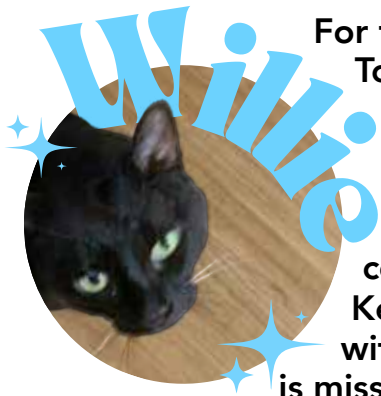
Hours: 9am - 4pm
 Monday - Friday

Tear out &
SAVE THE CALENDAR!



Meadowlea Village
 A COVE COMMUNITY

Pet of the Month



For this month's Pet of the Month, we're excited to introduce Charlene Todd's two cuties!

Meet Willie & Keke! They are both black cats, but that is just about where their similarities end.

Willie, the 12yo male is a bigger cat with a hint of Tuxedo white fur that peaks out on his chest and back paws. This fellow is a connoisseur of flowers, real or fake, which keeps Charlene on high alert.

Keke, the 7yo female with solid black fur, is a smaller cat with a distinctive characteristic of her appearance; she

is missing a back leg. Keke is a little sweetie with a big

purr, and an even bigger heart! She loves to cuddle up with

Charlene any chance she can!

Together, Willie and Keke are nap enthusiasts by day, and speed racers by night! These two feline friends take pride in their roles as Guard Kitties around unfamiliar people, but in the event of an incoming storm, they run to ask their human to, "Stop the rain!!"



Thank you Charlene for sharing about your precious pets!

Whats in your Neighborhood (DeLand)?

An Evening with Ricky Ian Gordon featuring Stetson Voice Students
Wed, Nov 4 - Thu, Nov 5
Stetson University School of Music
Vocal classical concert

- Date & Time: Wednesday, November 4, 2026, at 7:30 PM
- Venue: Stetson University School of Music (419 N Woodland Blvd, DeLand, FL)

Guided Gallery Tour
Fri, Nov 6
Museum of Art-DeLand
Docent-led museum tour

- Date & Time: Friday, November 6, 2026, at 11:00 AM
- Venue: Museum of Art-DeLand (100 N Woodland Blvd, DeLand, FL)

Art for All
Fri, Nov 20, 10:00 AM
Museum of Art-DeLand
Museum art activity

- Date & Time: Friday, November 20, 2026, at 10:00 AM
- Venue: Museum of Art-DeLand (100 N Woodland Blvd, DeLand, FL)

Fall Festival of the Arts
Sat, Nov 21

- Date & Time: Saturday, November 21, 2026 (10:00 AM – 5:00 PM) and Sunday, November 22, 2026 (10:00 AM – 4:00 PM)
- Venue: Woodland Boulevard, Downtown DeLand, FL

DeLand Music Festival

- Date & Time: Saturday, November 7, 2026, starting at 1:00 PM
- Venue: Downtown DeLand Historic District (100 N Woodland Blvd, DeLand, FL)

DeLand Artisan Alley Farmers Market
Fri, Nov 6, 6:00 PM
DeLand Artisan Alley Farmers Market
Farmers and makers market

- Date & Time: Fridays (November 6, November 13, and weekly evenings) from 6:00 PM
- Venue: 104 Artisan Alley, DeLand, FL



MV Bingo

Hosted by the Residents of Meadowlea Village
Resident-Lead

**Come join us every week at the
Clubhouse for "Bingo"!**

\$1.00 a card

\$1.00 for the "Final Pot"-Game 10
9 rounds

*Final game- the winner wins the pot!

*****Extra Game*****

\$1.00- must have 8 numbers on the card

Thursdays @ 6pm
Arrival/Card Choosing @ 5:30pm

Complimentary Coffee available

We are always looking for "callers", if you wish to
volunteers. For more information, please contact
Deb Myers @ (802) 578-3666.

Meadowlea Village does not encourage, promote, or participate in gambling activities. This resident-led activity is organized independently by residents for their enjoyment and is intended solely as a social opportunity. Meadowlea Village is providing this information for informational purposes only and does not endorse or sponsor the activity.

RESIDENT Yard Sale

**SATURDAY
Nov. 7th
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!

 Meadowlea Village
A COVE COMMUNITY

Meadowlea Village

ACTIVITY EXPO

& New Resident
Meet & Greet

2pm Sat, Nov. 14th

Meadowlea Clubhouse
990 Overlook Drive
Deland, 32724

**Don't miss this
FREE event! All are
invited to enjoy
refreshments while
checking out all the fun
things going on in
Meadowlea!**

Featuring:

MIKE CHIMENTO 386-878-6468



MEDICARE • GROUP • INDIVIDUAL

**NEWMAN
— LAW OFFICES —**

(407) 413 - 2589
Administrator@attorneynewmanlee.com
NewmanLee@Outlook.com
1540 International Parkway, Suite 2000
Lake Mary, FL 32746

- FREE EVENT
- Refreshments
- Meet & Mingle!

Sign up at the Clubhouse or call
Jaclyn to RSVP: 386-319-1305 or to
suggest a new activity / club / event

 Meadowlea Village
A COVE COMMUNITY

FREE COMMUNITY THANKSGIVING POTLUCK DINNER

5pm Wed, Nov. 25th

RSVP ENDS: FRIDAY, NOV. 20TH

at the Clubhouse

Join us for this free
Thanksgiving Dinner!
This will be a potluck event,
where Cove will provide the
Turkey, Gravy and Stuffing.
All are encouraged to bring
a covered-dish or dessert.
Let's celebrate the season
of giving thanks & giving
back together!

Sign up at the Clubhouse &
note the covered-dish you'll
bring, or call Jaclyn to RSVP:
386 - 319 - 1305

 Meadowlea Village
A COVE COMMUNITY

St. Johns Rivership Luncheon Cruise



1 Day Tour Includes:

Motor Coach Transportation
Directly From Your
Community
Narrated Cruise
Chef Prepared Entree
Live Entertainment

January 24th 2027

Please Contact

MARY LOU
CONOVER
386-717-7950

**BUS DEPARTS 10:30 AM
CHECK OR MONEY
ORDER PAYABLE TO
TOURS4YOU**

**FULL PAYMENT DUE
BY 12/24/2026**





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

November Save the Dates

Tue, Dec. 1st

10am - Annual Christmas Decor Day

Wed, Dec. 2nd

6pm - Resident HOA Meeting

Thurs, Dec. 4th

4pm - Free Produce at Clubhouse by Amerilife

Mon, Dec. 7th

6pm - Evening Managers Q&A

Tues, Dec. 8th

11am - Morning Managers Q&A

Wed, Dec. 9th

2pm - Activity Leaders Mtg.

5pm - Wine-Down X Open Mic Night

Mon, Dec. 14th

12:30pm - Ladies Luncheon

Wed, Dec. 16th

2pm - Monthly Birthday Party

Wed, Dec. 23rd

6pm - Christmas Community Dinner

Mon, Nov. 30th

6pm - Community Christmas Luminaries

Thurs, Dec. 25th

(Christmas Eve) *Office Closed*

Fri, Dec. 26th

(Christmas Day) *Office Closed*

Activity Leaders

Betty Casey

Card & Poker Night, Texas Hold'em

Doug Casey

Cornhole Club, Cornhole Events

Russell Cole

Open Mic

Mary Lou Conover

Ladies Luncheons/Outings,
Block Captains, Line Dancing,
Western Night

Joe Constantine

Shuffleboard Club

Patty Jensen

Women's Bible Study,
Parties/Events

Lynette Mauder

Quilting/Crafts Club

Ron Mauder

Bowling Meets

Donna Meier

Scrabble, Ping Pong

Deb Myers

Bingo

Cheryl Olson

Monthly Birthday Event

Diane Shafer

HOA Treasurer, HOA Events

Richard Smoke

Wine-Down Wednesdays

Jeanie Tabor

Residential Water Aerobics

ACTIVITY UPDATES!



ACTIVITY LEADERS MEETING - 2pm Wed, Nov. 11th in the Clubhouse.

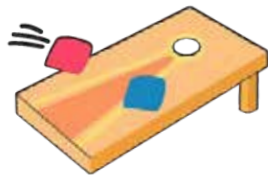
- This is the best time to confirm all the details for the Nov. 14th Activity expo, and offer any help to all Activity Leaders. Please reach out to Jaclyn if you have an event/activity you'd like to see proposed at the Expo!!

CORNHOLE CLUB (Doug Casey) - 2pm every Tuesday in the Clubhouse.

- Ideas wanted!! What type of food would you like to see at our next community event? We've done ribs, burgers, tacos, what should we do next?

ACTIVITY EXPO & RESIDENT MEET & GREET - 2pm Sat, Nov. 14th in the Clubhouse.

- Back by popular demand!! All Activity Leaders are invited to share about their activities, and all residents are welcome to attend to see all the fun things to do in Meadowlea!



For info on any new or existing activity,
call/text Jaclyn the Activity Director:
386 - 319 - 1305

Surprise & Delight!

"I just wanted to thank you for the snack it is greatly appreciated" - Betty Casey, Poker Nights Activity Leader

Such a pleasure to surprise the Monday night Poker players with some Poker "Chips" and dip! Tune in next month to see which residents we Surprise & Delight next!



Meadowlea Village, A 55+ Cove Community

Meetings

HOA Meeting

The Homeowners Association meets every First Wednesday of the month at 6pm in the Clubhouse.

Activity Leaders Meeting

The Activity Leaders Meeting is November 11th at 2pm in the Clubhouse. We will be discussing all upcoming events and activities!

Manager Q&A

November 2nd at 6pm & November 3rd at 11am. Community Manager Angelica Abreu will go over community concerns, updates and open it up for Q&A for the community.

Need help moving around DeLand? 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.stml>

The "Meadowlea Village Newsletter" is published monthly for its residents and guests. It is intended for information only and is not a forum for individual opinion. Articles written for publication will be selected and edited for space and readability the Office/Lifestyle Department. Newsletter deadline is the 15th of each month.

Meadowlea Village, A 55+ Cove Community

**SOFT
OR
SAGGING
FLOORS?**



WE FIX MOBILE HOME SUBFLOORS RIGHT.
floridaanchorandbarrier.com

BEFORE - Soft, Unsafe, Damaged

AFTER - Solid, Level, Safe



Spongy floors aren't **normal** — they're a **WARNING SIGN.**

YOUR FLOOR SHOULD NOT FEEL LIKE THIS:

- Soft or "spongy" when walking
- Sagging or dipping areas
- Squeaking or shifting
- Weak spots near bathrooms or kitchens
- Flooring separating or bubbling
- Musty smells coming from floor
- Floors can eventually collapse

FLORIDA MOBILE HOME SPECIALISTS

- Crawlspace & vapor barrier experts
- Clean, professional work
- Honest, no-pressure assessments
- We also do carports & AC Ducts

**SMALL SOFT SPOTS
TURN INTO BIG SOFT SPOTS**

Moisture destroys subfloors from underneath
Floors can eventually collapse
Repairs become more expensive over time

DON'T WAIT UNTIL YOUR FLOOR FAILS

We replace entire rooms for guaranteed subfloor integrity.

Call 800-681-3772
Call 772-539-5154

FREE ESTIMATES
FAST TURNAROUND
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Birthdays & Anniversaries

TO ALL OF OUR RESIDENTS WHO ARE CELEBRATING THEIR
BIRTHDAY IN **NOVEMBER**
WISHING YOU A WONDERFUL YEAR AHEAD AND HOPING
ALL YOUR BIRTHDAY WISHES COME TRUE!



1005Mah- George Howard Conover III	3157Wat- Richard Eugene Swarmer
1005Qua- Tonkay Piccirilli	3218Cou- John Julius Thorne
1005Qua- John Piccirilli	924Ove- Aurthur Freeman
1013Lar- Donald George Hammond	932Lar- Karl Anthony Shafer
1018Mah- Robert Austin	955Rob- Gilead David Stallard
1024Ced- Bruce Dufford	979Lar- Steven Stone
1044Ove- George Frances Nugent	980Lar- Todd Crassi
1034Cha- Gary Paul Myers	1061Mar- Walter Edwin Finch
1040Ced- Selena Dawn Kessinger	979Mar- Andrea Lee Kellis
1043Ced- Gerald Robert Caves	971Lar- Alfred Michael Fischer
1068Mar- Barney Leonard Evans	1069Qua- Arloine Roth
1077Mar- Janet May Wooden	1016Ced- Donald Crowles
1077Qua- June Catherine Gearhart	



Celebrate Your Anniversary Month With Us!



We would love the opportunity to celebrate you and your spouse during your anniversary month! As part of our Resident Appreciation Initiative, we kindly ask each couple to complete the "Resident Appreciation Initiative" form included in the newsletter.

Please remember to submit one form per person rather than submitting the form together.

We look forward to celebrating this special milestone with you and your spouse!

NOMINATION BOX



- HOME OF THE MONTH- Help us nominate a home you love!
- HELPING HAND- Know of someone who needs a "pick me up"? A resident who passed away? Someone going through a hard time? Let us know anonymously.
- RESIDENT OF THE MONTH- Know of someone who has gone above and beyond for a their neighbors? The Community? Help us nominate someone!

*****The slotted boxes are located in the Clubhouse*****

Meadowlea Village, A 55+ Cove Community

Welcome Home Starts Here.

3

NEW COVE
HOME
INVENTORY

Invite a Friend. Refer a friend who purchases a Cove home and you could earn up to \$2,000 in cash rewards.

\$2,000 for a New Home Purchase
\$250 for a Pre-Owned Home Purchase



WHAT WE OFFER



Referral
Bonus



One-Stop-Shop
Buying



Full-Time
Marketing



Wide Listing
Exposure



Free Lot Rent
Promotion on
New Homes

Thinking About Selling Your Home?

26

HOMES SOLD

There's been 26 new neighbors
through Meadowlea Villages
doors so far in 2026.

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.

Meadowlea Village, A 55+ Cove Community



COVE HOME SALES

JUST FOR COVE RESIDENTS

Move up, *not away.*

Trade up to a brand-new home
right in your own community.*



LEGACY RENT PROGRAM

Your current site rent moves
with you to your new home.*

PLUS, CHOOSE ONE

1 Year *or* **\$20,000**
of site rent included off the price of
your new home

WHAT ABOUT YOUR CURRENT HOME?

- ☐ **Trade it in.**
It will need an inspection and appraisal.
- ☐ **Sell it yourself.**
Ask about rent help while your home is listed.



Ready to trade up?

Stop by or call your community's sales office to tour new homes.
Scan the code or visit covecommunities.com/cottage-home-sales.

*Offer available to current Cove residents only and applies to qualifying Cove-owned new home inventory purchases that close on or before December 31, 2026. Park Model Homes are excluded. Eligible residents may choose either one (1) year of base site rent included or a \$20,000 reduction in the purchase price of the new home. Residents may also qualify to transfer their current site rent through the Legacy Rent Program, subject to program terms and community approval. This resident-exclusive offer is in addition to the current public new home incentive and may not be combined with other discounts or promotions unless expressly approved by Cove Communities. Trade-in options are available but require inspection and appraisal of the resident's current home. Residents who elect to sell their existing home independently may be eligible for separate rent-related assistance while their home is listed, subject to approval. Offer subject to residency approval, execution of all required agreements, and completion of all closing requirements. Terms, conditions, inventory availability, and program details are subject to change without notice.



Message from the Treasurer:

Hello Everyone,

Hello, everyone!

I hope you're all doing well!

Our next HOA meeting will be held on November 4th, and we will be voting for the new HOA Board on December 2nd.

If you are interested in serving on the HOA Board and becoming more involved in our community, please reach out to Richard Smoke or Carol Nix for more information.

Please remember that you must be a paid member of the HOA to serve on the Board.

Additionally, Cove will be hosting another Activity Expo and Resident Meet & Greet on November 14th at 2:00 PM! We encourage everyone to come out, meet your neighbors, explore the activities available, and enjoy spending time together.

We look forward to seeing everyone at the upcoming meetings and events.

*- Diane Shafer,
HOA Treasurer*



HOA Board Members

Karl Shafer
President

Doug Casey
Vice-President

Diane Shafer
Treasurer

Mary Lou Conover
Secretary

Board Members
Hector Algarin
Karleen Carter

Upcoming HOA Meeting Schedule:

Wed, November 4th
(resumes monthly
until May 2027)

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

Community Directory

Office Address

1002 Chapel Creek Lane, Deland, Florida 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



- Cedar Glen Dr./Meadowlea Dr. - Lorrie D'Apice
- Chapel Creek Lane - Deb Myers
- Cottontail Lane - Hector Algarin
- Country Lane - Richard Smoke
- Larkfield Dr. East - Doug Casey
- Larkfield Dr. West - Dianne Shafer
- Marcy Dr. East - Nancy Kimmel
- Marcy Dr. West - Kathleen 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 - Karleen Carter
- Quail Dr. East - Jack Vance
- Robin Dr. West - Sandra Van Hine
- Robin Dr. East - Thomas Benson
- Waters Bend Ln. West - Margaret Bates
- Waters Bend Ln. East - Karin Driver

If you need assistance in reaching your block captain, call Mary Lou at: 386 - 717 - 7950

Community Manager

Angelica Abreu

Direct Phone Number
(386) 319-1072

*Office Visiting Hours:
Monday to Friday
10:00am – 3:00pm or by
appointment*

Lunch Hour Closed
12pm-1:00pm

aabreu@covecommunities.com
meadowleavillage@covecommunities.com

Lifestyle Coordinator

Jaclyn Jenson

Direct Phone Number
(386) 319-1305

jjenson@covecommunities.com

Maintenance Technician

Elias Rivera Morales
Khiryck Brown

Our Core Values

Hospitality

We love what we do, and it
shows.

Excellence

We raise the bar.

Passion

We make every moment count.

Trustworthiness

We consistently do the right
thing.

Stewardship

We value the world and care
for it.

Kindness

We follow the golden rule.





Quality Workmanship Honest Pricing

Mobile Home
2nd
Generation
Specialist

- Vapor / Moisture Barrier
- Underhome Encapsulated Insulation
- Hurricane Tie-Down Anchors **10 Yrs Exp.**

To our valued customers:

Our top priority is the health and safety of our employees and our customers. Our employees are closely following the Centers for Disease Control (CDC) guidelines and recommendations, like frequent hand washing, social distancing, and staying home if they are feeling ill.

We have taken steps to limit exposure to the virus by making our customers aware that there is no need to have any contact with our employees if you choose to do so. Our business falls under the state's guidelines as "Essential Business".

We want to build a great relationship with you. Call today for your Free Inspection. (800) 377-7885

Stay Safe and Continued Good Health.
Underhome Armor Family

**We Keep rodents, snakes,
spiders, bugs, mold, mildew,
and damaging moisture out of
your home!**

**FAMILY
OPERATED**



**ESTIMATES &
SMILES ALWAYS FREE**



**LIC. # IH-1110636
INSURED
FAMILY OPERATED
FL State General
Contractor Lic. # 1531303**



(863) 244-7407 or (800) 377-7885

Congratulations!

to our November Home of the Month!



Linda Graves
932 Quail Drive

November Fun Holidays



- November 1: Daylight savings ends (Fall Back), clocks move back 1 hour to 1:00am)



- November 13: Caregiver Appreciation Day



- November 30: Cyber Monday!



The Caring Closet

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

Located in the Clubhouse, we have "The Caring Closet". 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.

Event Throwbacks



"Meadowlea Village is a place where neighbors become friends and our community grows stronger together."



Meadowlea Village, A 55+ Cove Community