



Meadowlea Village
A COVE COMMUNITY

October 2026

*Sugar, Spice, and
Everything Nice!*



NEWS CENTER

In this Issue

Manager's Corner
Whats going on at my block?
Meet your Neighbor!
Sales
Pullout Activities/Events Calendar
Pet of the Month
Home of the Month
Maintenance Corner
HOA Corner
Lifestyle Corner
Community Directory
Resident of the Month
Recipe Corner
Major Events
Activity Leaders Corner
Birthdays & Anniversaries
Event Throwbacks/Activity Spotlight



Photo taken by Angelica
Abreu, Lot#1084MAR

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](https://Facebook.Com/MeadowleaVillage)

Instagram 

@MeadowleaVillage

*In Loving
Memory of:*

Byron Bedwell
3232 Waters
Bend Drive



**Welcome to
Meadowlea Village!**

New Residents

Ted Jones & Brenda Kaye Logan
3157 PLanters Point

Herbert Cassell & Kinda Laplante
985 Mahogany Bend Drive

Sally & John Henry Jones
1008 Cedar Glen Drive



WINDOWS

- Lanai/Patio Enclosures
- Window Replacements
- Acrylic Windows

 **386-871-4907**

GEORGE WATKINS

CRC #1330701



JOE THE HANDYMAN

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



TEL: (386) 444-1841

Your MANUFACTURED & MOBILE HOME Insurance Specialist

**Manufactured • Mobile
Park Model • Cars
Boats • Golf Carts**

Great Options...Great Prices



**BASSINE
INSURANCE
AGENCY, LLC**

909 Pondella Road., N. Ft. Myers, FL 33903
at the corner of Pondella Rd. & Orange Grove Blvd.

Phone 239-995-0333

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

Licensed Insurance Specialist Specializing in Medicare plan options for over 18 years

From the Community Manager



Hello everyone!

Is anyone else excited for the holiday season? It's hard to believe Thanksgiving is just a few weeks away, with the Christmas spirit following right behind! As we head into the final months of the year, we want to take a moment to thank everyone who continues to make Meadowlea Village such a special place to call home.

As a reminder, if you have any questions, concerns, or suggestions, please submit them through the designated drop box located at the Clubhouse. We will address as many submissions as possible during our upcoming Manager's Q&A Meetings. If you were unable to attend the September meeting, we encourage you to join us for one of our October sessions:

- Evening Session: October 5 at 6:00 PM
- Morning Session: October 6 at 11:00 AM

Our Monthly Prize Package drawing will continue through November. One lucky resident will be selected each month, beginning in September. Please remember that you must be present at the meeting to win.

For October, we will have two winners—one selected from the evening session and one from the morning session. We will also announce our exciting End-of-Year Bonus Prize Package during the December meeting, so be sure to join us!

We are so excited for our Annual Resident Appreciation Dinner on October 16th. We will have fun games and prizes, along with us awarding some outstanding residents that you yourselves have chosen! This will be our first "Resident Choice Award" we have had here! Please make sure to sign up at the Clubhouse by October 11th. We want to make sure we have the right head count for the food. This complimentary event is our way of thanking our residents for their contributions to the community. During the evening, we will recognize residents who have gone above and beyond in helping make our community a wonderful place to live.

Please remember that our Annual NPS Survey will be sent to residents in April 2027. The survey will be completed online only, so please be sure to keep your contact information updated with the office whenever changes occur. Keeping your information current will help ensure you receive the survey when it is distributed.

As we approach the end of the year, please be aware that rent increase letters for March 2027 are expected to be distributed by the end of November.

We have officially entered our 4th Quarter, and our 360 Inspections have begun.

As a reminder, these inspections include looking at the exterior of your home and the surrounding areas. Exterior inspections are conducted each quarter to help maintain the appearance, cleanliness, and community standards of Meadowlea Village.

Here's what you can expect:

1. If your home meets community standards: You will receive one notice for that quarter.
2. If there are items that require attention: You may receive follow-up notices until the items have been addressed and the property has been brought into compliance.

We understand that you may not always agree with the items listed on your inspection notice, or you may feel that other homes require more attention. Please keep in mind that each home is inspected individually, and every resident's situation is different. When an item is identified during an inspection, it is documented and communicated to the appropriate resident for follow-up. Our goal is to address these matters fairly and consistently throughout the community. We would also like to clarify that an inspection notice is not an eviction notice. However, if the items identified on the notice are not corrected or if the office is not contacted to discuss the situation, continued non-compliance after a third notice may result in further action, potentially legal action.

We also kindly ask everyone to remain respectful when communicating with our team members and when interacting on our community social media pages. We understand that receiving a notice or dealing with challenges within the community can be frustrating. Our team experiences those challenges as well, and we are working hard to address them.

However, profanity, personal attacks, or disrespectful comments directed toward team members—including myself—are not acceptable.



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

Submitted by
Angelica Abreu
Community Manager



Meadowlea Village, A 55+ Cove Community

What's going on at my block?

COMMUNITY UPDATES:

- Pool Guest Reminder: If you have visitors who would like to use the pool, they must be accompanied by the homeowner and have a valid wristband. Wristbands are available for purchase at the office: 4 wristbands for \$5.00.
- Water Updates:
 - Water Isolation Valves- Our water isolation valve locator exercise was a success! We were able to locate all of the isolation valves serving the new section, from Cedar Glen to Chapel Creek. We did identify a couple of valves that need to be repaired or replaced. Biometrics will be addressing these items. We will need to schedule another day to locate and inspect the valves in the older section, from Robin Drive to Overlook Drive. We will keep everyone informed once that date has been scheduled.
 - Water Tank- The new water tank project remains on schedule. We are currently expecting delivery and installation of the new tank during the holiday season. We will continue to provide updates as we receive more information.
 - Water Pressure- We sincerely apologize to everyone who is still experiencing low or no water pressure between the hours of 4:00 a.m. and 6:00 a.m. We understand how frustrating and inconvenient this situation can be, and we truly appreciate your patience and understanding. The new well is now running; however, Well #1 is currently experiencing issues due to the additional workload it has taken on while Well #2 was experiencing difficulties. Biometrics and our Project Manager are working diligently to resolve these issues and restore the consistent water pressure our community needs. We appreciate everyone's patience as we work through these challenges. We will continue to keep you informed and will provide updates as progress is made.
- Starting November 1st, we will be having a new lawn service company servicing our property- ASI Landscape.

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 · NEW PAYMENT OPTION

Now Pay Rent by Credit Card

A new option in your Resident Portal - requested by residents like you.

You can now make one-time rent payments with a credit card, right from your Resident Portal.

Why residents like it



Earn rewards

Earn points or rewards from your card provider.



More flexibility

Keep money in your bank account in the months you choose.



Beat late fees

A 3% fee can cost less than a late fee. Pay on time, your way.

Good to know

Payments are processed securely through IntelliPay. A 3% processing fee applies.

All the ways you can pay

Automatic payments (ACH) from your bank	No cost
One-time payment from your bank account	No cost
Credit card (one-time)	3% fee

Getting started is easy

- 1 Contact your community office.
- 2 We'll email your invitation.
- 3 Set it up online.

Ready to get started? Contact your community office.



UNDERHOME ARMOR®



Soft Floors?

- Sub-Floor Repair/Replace
- New Laminate Flooring Install

Mobile Home
2nd
Generation
Specialist

10 Yrs Exp.



Are Your Floors Unsafe?

**FL State Licensed Mobile Home
Installer # IH-1110636
FL State General Contractor
License #1531303**

**INSURED &
FAMILY
OPERATED**



**ESTIMATES &
SMILES ALWAYS FREE**



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

RESIDENT PORTAL

Register today for the Resident Portal if you have not already done so at the office. We will send you a link to your email to setup your account.

- Paying directly from a bank account without the need to write or deliver a check.
- Making payments by credit card.
- Using Flex Pay allows residents to split their payment for a fee that is often lower than applicable late fees.
- Set up recurring automatic payments from a bank account, with the flexibility to modify or cancel them at any time.
- Ability to access and view your account at any time.





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

Maintenance Corner

Elias Rivera Morales

Khiryck Brown

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



Recycling & Trash Area Reminders

Thank you to everyone who helps keep our recycling and trash area organized. We truly appreciate your cooperation and efforts to keep the area clean.

Cardboard Recycling

When bringing cardboard boxes to the recycling area, please remember to break them down/flatten them as much as possible. This helps us maximize the space in the bins and makes it easier for GFL to safely and efficiently service them.

Items Not Accepted

Please be reminded that we do not accept furniture or large household items in the recycling or trash area. This includes, but is not limited to, carpets, PVC pipes, toilets, and other bulky items. GFL will not remove these items, and the community should not incur additional costs for their disposal.

Our camera in this area is now up and running, and we will be closely monitoring the area to help ensure that the guidelines are being followed. We appreciate everyone's cooperation in keeping the area clean and accessible for everyone.

Trash Bag Safety

When taking your trash out on Tuesdays and Fridays, please be mindful of how heavy you make your bags. We have noticed that some bags have become extremely heavy and, in some cases, require two people to lift them. If you need to use an additional bag, please do so. We understand that sometimes a single bag simply isn't enough. Most importantly, please keep the safety of our team members in mind when disposing of your trash. As a final reminder, all trash must be properly bagged and placed in an appropriate container. We will not be able to pick up loose or unbagged trash.

Hello Everyone!

My name is Khiryck, and my motto is, "Work hard, stay strong, and make sure you stay healthy."

I live in Sanford, and in my free time, I enjoy playing basketball and working with cars. I have two siblings and truly enjoy being part of the Meadowlea Village community.

I'm grateful for the opportunity to work here at Meadowlea Village, and I look forward to continuing to contribute to the growth, development, and success of our community.



Khiryck Brown

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.

DO YOU HAVE
MOISTURE
UNDER YOUR
MOBILE HOME?



FloridaAnchorAndBarrier.com

VAPOR BARRIERS • A/C DUCTS • CARPORTS • HURRICANE ANCHORS

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**

AFTER



Signs you have moisture issues:

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

FLORIDA MOBILE HOME SPECIALISTS

Vapor barrier installation & replacement
A/C duct repair & full replacement
Hurricane anchors & tie-down systems

Leveling, Skirting, and Windows

It gets worse over time

It spreads damage throughout your home



**MOISTURE DOESN'T
FIX ITSELF**

DON'T WAIT UNTIL DAMAGE GETS WORSE

Call 800-681-3772

Call 772-539-5154

We protect your home from the ground up.

FREE ESTIMATES

FAST TURNAROUND

TRUSTED & INSURED

C6C004138 • IH/1025429

Bear Awareness & Trash Advisory

To help keep our community safe and prevent wildlife from becoming accustomed to human food, please do not leave trash or yard waste outside overnight.

We have recently spotted two bears in the area getting into residents' trash and dumpsters. To help prevent this from happening, please remember:

- Bagged trash and yard waste should not be left directly on the curb overnight. Please place all waste in a secure, covered container.
- Secure your trash containers to help prevent bears and other wildlife from accessing them.
- Consider using "critter clips" or other wildlife-resistant latches, which are available at many local stores, to help keep containers securely closed.
- Please wait until the morning of collection day to place your trash at the curb. Trash Collection Days are Tuesdays & Fridays at 8am; Yard Debris Collection Days are Mondays, Wednesdays & Fridays.

Thank you for helping protect our community, our neighbors, and local wildlife. Taking these simple precautions can make a big difference in keeping bears from returning to residential areas.



We have been having some unexpected visitors lately in our community! If you spot a bear, please do not engage. Report illegal activity or a wildlife emergency to (888) 404-3922. Learn more about living in Florida Bear County by visiting [MyFWC.com/Bear](https://myfwc.com/Bear).

RESIDENT OF THE MONTH



Bertha Smith

Bertha has been a valued resident since February 2022. She enjoys spending time with her cat, pursuing her hobbies & work, and taking long walks which are especially important to her. Bertha believes strongly that "neighbors help each other" and demonstrates this through her actions every day. She is known for spreading positivity throughout the community and readily lending a helping hand to others. Whether she is cat-sitting for a neighbor, picking up trash cans that have been knocked over, or assisting residents with their yards, Bertha consistently goes above and beyond to support those around her. Her kindness, positivity, and willingness to help make her a wonderful part of the community!



WELCOME TO THE RECIPE CORNER

FALL DINNER IDEAS

Ingredients:

- 1 Small cabbage
- 1 Medium Onion
- ½ Stick Margarine
- Pepper to taste
- ¼ Cup of Mayonnaise
- 1 10oz can of Cream of Chicken Soup

Topping

- ½ Cup of Margarine
- 1 cup grated of Sharp Cheddar Cheese
- 1 Stack of Ritz Crackers (crushed)



“Cabbage Casserole”

Recipe by Carol Gallant Nix

Directions

Step 1

Chop cabbage and place in a 2-3 quart casserole dish. Chop onion and place over cabbage. Melt ½ stick of margarine and pour over cabbage. Mix mayonnaise and soup, spread over top.

Topping

Melt margarine. In a small bowl, mix margarine, crackers and cheese. Sprinkle on top.

Step 2

Bake at 350 degrees for 45 minutes or until brown and bubbly inside.

Meet Your Neighbor:

This month we have the pleasure of introducing one of our coolest residents; Jeff Lunsford!

Jeff has a heartfelt fondness of his southern origins; being born in Atlanta to a family of great cooks would spark his enthusiasm for true southern-style cooking, and later being raised in Fayetteville, Georgia, would be the backdrop of rich memories from growing up. In 2003 he ventured out to the gorgeous Florida Keys, which brought him relaxation and truly the most fun!

As a natural angler, Jeff was drawn to Florida for all its fishing opportunities! St. James City on Pine Island was the place he called home for 15yrs until he discovered a little place called Meadowlea Village!

Jeff has devoted nearly 2 decades to his work in law enforcement, then later with a marine construction company.

A lifetime of hard work allowed Jeff to fully appreciate the island life and all the perks of paradise. His work ethic continues to today where he works part-time in sunny Daytona Beach. One very loyal constant in Jeff's life has been his 8yr old Jack Russel/Terrier mix pup named Tessa! This four legged friend came all the way from Kentucky to Ft. Meyers, where she found her way to Jeff's heart. While contemplative when meeting new people, Tessa is intuitive and caring of her loved ones. Tessa boasts a prominent set of whiskers (a complete coincidence of the resemblance to Jeff's signature facial hair), which Jeff would actually style to match himself-- if she'd only let him!

For fun these days, Jeff enjoys a community gathering when he can like our Western Night or Water Aerobics, and even the Daytona Beach Bandshell, where he just saw a fantastic tribute performance for Jimmy Buffett! When asked about a hidden gem he would recommend, Jeff suggested that instead of a typical seafood restaurant chain, check out "Crabby Joe's" next time you're in Daytona with a craving for seafood! Jeff would love to get back into fishing and is open to joining fishing trips out on the water if the right opportunity arises!

Thank you Jeff for sharing about your fascinating life, we are honored to have you in the community!

Jeff Lunsford



Meadowlea Village, A 55+ Cove Community

Pet of the Month

We could hardly contain our excitement in introducing this cuddly companion as October's Pet of the Month! Snugs is the 8yr old Pitbull/Bulldog mix of owners April & Ed Miller. Her name is also one of her greatest traits as she is naturally warm and affectionate. True to her name, Snugs loves to cuddle and her sweet personality shines through any time she gets to make a new friend. Fellow resident and dear family friend, Mary Moore will often ride around the community with Snugs in her golf cart to enjoy all the fresh air and friendly faces. Snugs is always in the mood for a tasty treat, a belly rub, or play time with her favorite toy: a giant squeak ball! Some entertaining tendencies of hers include; hunting lizards but not eating them, the ability to instantly make any object's internal stuffing... external, and firmly planting herself when it's time to go home, as if to say, "Fine then, you'll have to drag me there yourself!". Snugs is spoiled but her owners wouldn't have it any other way! She has her own couch and bed, but much prefers to curl up in her favorite spot, Ed's lap. Thank you for sharing about your precious pup!

Snugs



BREAST cancer

AWARENESS MONTH

Breast cancer is the most common cancer found in women, regardless of race or ethnicity.

Early detection saves lives!



1 IN 8 WOMEN

in the United States will Develop
breast cancer in her lifetime.

NOMINATION BOX



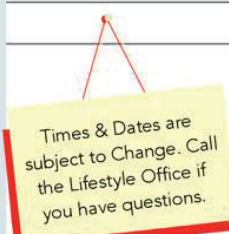
- HOME OF THE MONTH- Help us nominate a home you love!
- HELPING HAND- Know of someone who needs a "pick me up"? A resident who passed away? Someone going through a hard time? Let us know anonymously.
- RESIDENT OF THE MONTH- Know of someone who has gone above and beyond for a their neighbors? The Community?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

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

Meadowlea Village, A 55+ Cove Community

Activities & Events October 2026

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

Notes:	SUN	MON	TUE	WED
Next HOA mtg is: 6pm Wed, Oct. 7th Where we'll create a committee that will select new board members				
Resident Appreciation Dinner: 5pm Fri, Oct. 16th	4 1pm - Line Dancing (CH) 2pm - Creative Projects Club (CH) 6pm - Cornhole Club (SC)	5 11am - Residential Water Aerobics (Pool) 6pm - Manager's Q&A (CH) 6pm - Card & Poker Night (Call Betty for Address: (937-441-8516) 	6 10am - Shuffleboard Club (SC) 11am - Manager's Q&A (CH) 2pm - Ping Pong (CH) 6pm - Cornhole Club (SC) 	7 11am - Residential Water Aerobics (Pool) 2pm - Activity Leaders Meeting (CH) 6pm - Resident HOA Meeting (CH) 
Activity Expo: 2pm Sat, Nov. 14th	11 1pm - Line Dancing (CH) 2pm - Creative Projects Club (CH) 6pm - Cornhole Club (SC)	12 11am - Residential Water Aerobics (Pool) 12:30pm - Ladies Luncheon (at Nice N Easy, Orange City) 6pm - Card & Poker Night (CH) 	13 10am - Shuffleboard Club (SC) 2pm - Ping Pong (CH) 6pm - Cornhole Club (SC)	14 11am - Residential Water Aerobics (Pool) 1pm - Clubhouse Formal Decorating (CH) 5pm - Wine Down X Open Mic Night (CH) 
	18 1pm - Line Dancing (CH) 2pm - Creative Projects Club (CH) 6pm - Cornhole Club (SC)	19 11am - Residential Water Aerobics (Pool) 1pm - Medicare 2027 Presentation by AmeriLife (CH) 6pm - Card & Poker Night (CH) 	20 10am - Shuffleboard Club (SC) 2pm - Ping Pong (CH) 6pm - Cornhole Club (SC)	21 11am - Residential Water Aerobics (Pool) 2pm - October Birthdays Party (CH) 
Times & Dates are subject to Change. Call the Lifestyle Office if you have questions. 	25 1pm - Line Dancing (CH) 2pm - Creative Projects Club (CH) 6pm - Cornhole Club (SC)	26 11am - Residential Water Aerobics (Pool) 6pm - Card & Poker Night (CH)	27 10am - Shuffleboard Club (SC) 2pm - Ping Pong (CH) 6pm - Cornhole Club (SC)	28 11am - Residential Water Aerobics (Pool) 5pm - Wine Down X Open Mic Night (CH) 

(CH)- Meadowlea Clubhouse (Other)- Specified

THUR	FRI	SAT
1 10am - Creative Projects Club (CH) 12:30pm - WBS (Call Patty for Address: 407-754-4355) 2:30pm - Scrabble (CH) 6pm - Bingo (CH) * LAST day to RSVP for Resident Appreciation Event *	2 11am - Residential Water Aerobics (Pool) 2pm - Clubhouse Decor Transitioning (CH) 6pm - Texas Hold'em (CH)	3 10am - Shuffleboard Club (SC)
8 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)	9 11am - Residential Water Aerobics (Pool) 1pm - Free Produce by AmeriLife & Devoted (CH) 6pm - Texas Hold'em (CH) 	10 10am - Shuffleboard Club (SC)
15 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)	16 11am - Residential Water Aerobics (Pool) 5pm - Resident Appreciation Event (CH) 7pm - Texas Hold'em (CH) 	17 10am - Shuffleboard Club (SC)
22 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)	23 11am - Residential Water Aerobics (Pool) 2pm - Decorating the Clubhouse for Halloween (CH) 6pm - Texas Hold'em (CH) * LAST day to RSVP for Halloween Event *	24 10am - Shuffleboard Club (SC)
29 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)	30 11am - Residential Water Aerobics (Pool) 6pm - Texas Hold'em (CH)	31 HALLOWEEN 10am - Shuffleboard Club (SC) 4pm - Halloween Costume Contest and Chili Cook-Off Party (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

*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



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.

Meadowlea Village, A 55+ Cove Community

Major Events!

RSVP Cut-off: Wed, Oct. 7th
1PM FRI, OCT. 9TH

Free Produce Giveaway Event at the Clubhouse



RSVP to reserve your free goodies by
signing up at the Clubhouse or you
can call/text Jaclyn:
386-319-1305

Brought to us by:

AMERILIFE
DEBARY Satellite Office of
AmeriLife of Lake County

**Devoted
& Health
Plans**



Meadowlea Village
A COVE COMMUNITY

1pm Mon, Oct. 19th
at the Clubhouse
RSVP Ends: 10/16

FREE EVENT!

MEDICARE FOR 2027

Join us in the Clubhouse to learn about changes coming
to Medicare in 2027. This will be an easy-to-understand
presentation about everything new and how it affects you,
so you can feel confident about your options.

* RSVP Ends Friday, Oct. 16th *

Please sign up at the Clubhouse or
call / text Jaclyn to RSVP:
386-319-1305

Brought to us by:

AMERILIFE
DEBARY Satellite Office of
AmeriLife of Lake County

saludvip
vipcare



Meadowlea Village
A COVE COMMUNITY

RESIDENT Appreciation Event

5PM FRI, OCT. 16TH

** PLEASE RSVP BY OCT. 1ST **

MEADOWLEA CLUBHOUSE
990 OVERLOOK DR., DELAND 32724

FEATURING:

RESIDENTS' CHOICE AWARDS

* VOTING ENDS: MON, SEPT. 21ST *

To celebrate a year of your hard work,
successes, and cherished moments, we will
be hosting a resident appreciation event!

This free event will include a delicious catered
meal, recognition of outstanding community
leaders, and announcement of the winners of
our Residents' Choice Awards! Nominate
residents using the drop-box at the
Clubhouse any time before Sept. 21st.

Event RSVP Cut-Off is Oct. 1st. Please
reserve your seat by signing up at the
Clubhouse, or calling/texting Jaclyn
to RSVP: 386-319-1305



Meadowlea Village
A COVE COMMUNITY

Brought to us by: Meadowlea HOA, Cornhole Club & Cove Communities

* Please sign up by Friday, Oct. 23rd *

HALLOWEEN Costume Contest & Chili Cook-Off

4pm Sat, Oct. 31st

IN THE CLUBHOUSE



Music
BYOB
Prizes

Entertainment

- Top 3 Costume winners will
each receive prizes!
- Halloween music & Dancing
- Fun festivities & friendly
competition

Food

- Subs will be provided!
- Top 3 Chili Cook-Off winners
will each receive prizes!
- Dessert Potluck!
- BYOB

Sign up at the Clubhouse or call/text
Jaclyn to RSVP: 386-319-1305



Meadowlea Village
A COVE COMMUNITY

Meadowlea Village, A 55+ Cove Community

RESIDENT *Appreciation Event*

5PM FRI, OCT. 16TH

**** PLEASE RSVP BY OCT. 1ST ****

📍 MEADOWLEA CLUBHOUSE
990 OVERLOOK DR., DELAND 32724

FEATURING:
RESIDENTS' CHOICE AWARDS

*** VOTING ENDS: MON, SEPT. 21ST ***

To celebrate a year of your hard work, successes, and cherished moments, we will be hosting a resident appreciation event!

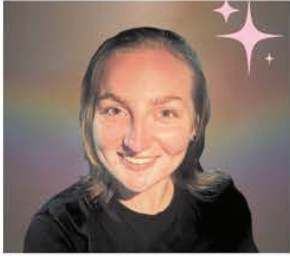
This free event will include a delicious catered meal, recognition of outstanding community leaders, and announcement of the winners of our Residents' Choice Awards! Nominate residents using the drop-box at the Clubhouse any time before Sept. 21st.

Event RSVP Cut-Off is Oct. 1st. Please reserve your seat by signing up at the Clubhouse, or calling/texting Jaclyn to RSVP: 386-319-1305



Meadowlea Village
A COVE COMMUNITY

Meadowlea Village, A 55+ Cove Community



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, Nov. 3rd

11am - Manager's Q&A

Wed, Nov. 4th

6pm - Resident HOA Mtg.

Fri, Nov. 6th

1pm - Free Produce in Clubhouse by AmeriLife

Sat, Nov. 7th

9am - Community Yard Sale

Wed, Nov. 11th

2pm - Activity Leaders Mtg.
5pm - Wine-Down X Open Mic Night

Sat, Nov. 14th

2pm - Activity Expo & Resident Meet & Greet

Mon, Nov. 16th

12:30pm - Ladies Luncheon

Wed, Nov. 18th

2pm - Monthly Birthday Party

Wed, Nov. 25th

6pm - Community Thanksgiving Dinner

Thurs, Nov. 26th

(Thanksgiving Day) *Office Closed*

Fri, Nov. 27th

(Black Friday) *Office Closed*

Sat, Nov. 28th

1pm-6pm - Private Event in Clubhouse

Mon, Nov. 30th

1pm - Medicare 101 Free Event by AmeriLife

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, Oct. 7th in the Clubhouse.

- Usually on the 2nd Wednesdays, for October we will be meeting on the 1st Wed, Oct. 7th. This is so we have plenty of time to confirm upcoming event plans before the 15th of the month cut-off date for monthly newsletter submissions.

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?

CREATIVE PROJECTS TIME (Self-Led) - 2pm Sundays & 10am Thursdays in Clubhouse.

- Formerly just on Thursdays, this free activity will bring double the fun now that it will occur twice a week! Work on any crafty projects & make friends!

RESIDENTIAL WATER AEROBICS (Jeanie Tabor) - 11am Mon, Wed, & Fri in Meadowlea pool.

- Formerly 10am, this free activity will begin meeting at 11am every Mon, Wed, & Fri starting on Friday October 2nd. All equipment provided!

LINE DANCING (Mary Lou Conover) - 1pm Sundays in the Clubhouse

- Get back in the groove with the return of this free activity! Set to begin Sunday Oct. 4th

CARD & POKER NIGHT (Betty Casey) - 6pm every Monday in Clubhouse

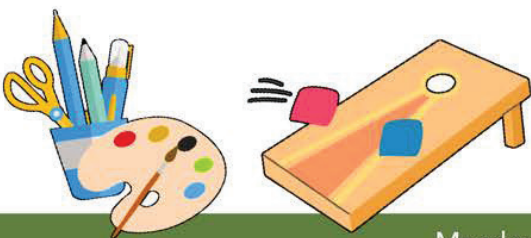
- At 6pm Monday October 5th, Betty will be hosting Poker Night at her home (as there will be a new additional Manager's Q&A occurring at the same time in the Clubhouse), call Betty for the address: 937 - 441 - 8516

TEXAS HOLD'EM (Betty Casey) - 6pm every Friday in Clubhouse

- On Friday October 16th, Texas Hold'em will be occurring at 7pm in the Clubhouse. The delay is due to the Resident Appreciation event occurring that day at 5pm in the Clubhouse.

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

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 October 7th at 2pm in the Clubhouse. We will be discussing all upcoming events and activities!

Manager Q&A

October 5th at 6pm & October 6th 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.

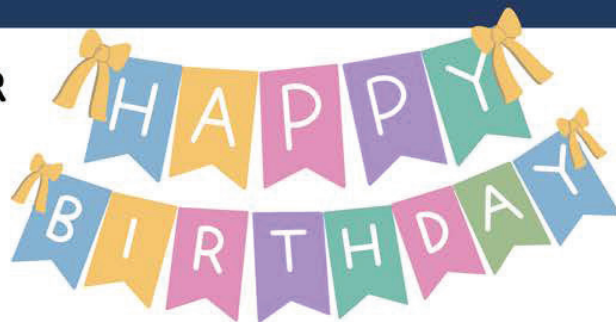
Call 800-681-3772
Call 772-539-5154

FREE ESTIMATES
FAST TURNAROUND
TRUSTED & INSURED

CCGC004138 | IH/1025429

Birthdays & Anniversaries

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



1004Lar- Charles R Edwards
1013Qua- Karen Lynn Bennett
1028Lar- Isabel Medina
1028Mar- Yolanda Garcia
1053Mar- Mary Klett
1076Ove- Ruby L Etoile
1084Lar- Jose Ramon Santana Algarin
3128Wat- Lucie D Hill
3132Mea- Allen Raymond Corkern
3137Wat- Janet Lee Tussinger
3144Wat- Terry Lee Allen
3154Cou- David Gustafson
3157Pla- Ted T Jones
3170Cou- Manuel Angel Pagan
3184Wat- Timothy S Fedroff
3201Wat- Edward Jacobson
3210Cou- Belinda Jean Cassell

3216Wat- James Ferguson
3249Cot- John Steven Olinik
3274Cou- Dave Keen Hisey
3297Cot- Sally Ann Mead
923Lar- Sally Ginther
924Qua- Terry Cariuit Barrs
947Lar- Glenn Hollowbush
947Lar- Barbara Hollowbush
948Lar- Rena Marie Baugher
948Lar- Roger Baugher
955Lar- Donna Lea Healey
975Mah- Diane Bradish
1053LAR- John Ljeffrey Lunsford
979Qua- David Pearce
987Rob- Sandra Vanhine
1035Ced- Marjorie Thayer D'apice
1042Mah- Amy Martin



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!

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?

25

HOMES SOLD

There's been 25 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

Message from the Treasurer:

Hello Everyone,

Labor Day Event

- A big thank you to Cornhole, Cove, and everyone who attended our Labor Day Event! It was a wonderful event, with great food, good company, and lots of fun.
- Congratulations to our contest winners:
 - Bruce Dufford won the Share the Wealth!
 - Tim Thompson won the Best Ribs contest!

Our next HOA meeting will be held on October 7th

- During the meeting, we will be selecting a nomination committee to assist with nominating our nine board members.
- Please give some thought to whether you would be interested in serving on the nomination committee and helping with the selection of our new board members. You must be a paid HOA member to serve on the committee.
- The new bylaws will also be available for review at the October meeting.

Halloween Event

- On October 31st, we will be hosting a Chili Cook-Off, along with desserts and a costume contest. We'll share more details as the event gets closer, so stay tuned!

A Quick Reminder

- Please take a moment to check your front lamp post at night to make sure the light is working properly. We have noticed that several lights are currently out. Thank you for your cooperation and for helping us keep our community looking its best!

We look forward to seeing everyone at our upcoming 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
Karlene Carter

Upcoming HOA Meeting Schedule:

Wed, October 7th
(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

Congratulations!

to our October Home of the Month!



Art & Patricia Richards
1052 Larkfield Drive

October Fun Holidays

-  • October 1: International Coffee Day — Grab a free or discounted brew at your favorite local cafe.
-  • October 4: World Animal Day — Celebrate pets and wildlife, or volunteer at a local shelter.
-  • October 5 (First Friday): World Smile Day — Do a random act of kindness to make someone smile.



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.

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

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



- 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 Vanhine
- 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 Ext. 2002

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

Lunch Hour Closed
12pm-1:00pm

Lifestyle Coordinator

Jaclyn Jenson

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

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.



Meadowlea Village, A 55+ Cove Community



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



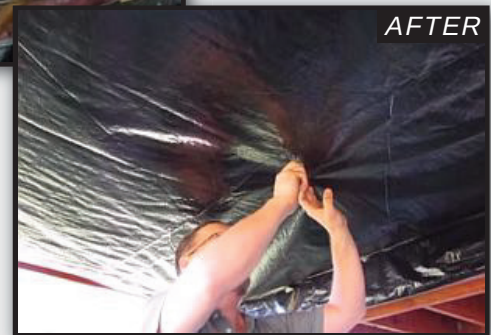
**ESTIMATES &
SMILES ALWAYS FREE**



**LIC. # IH-1110636
INSURED**

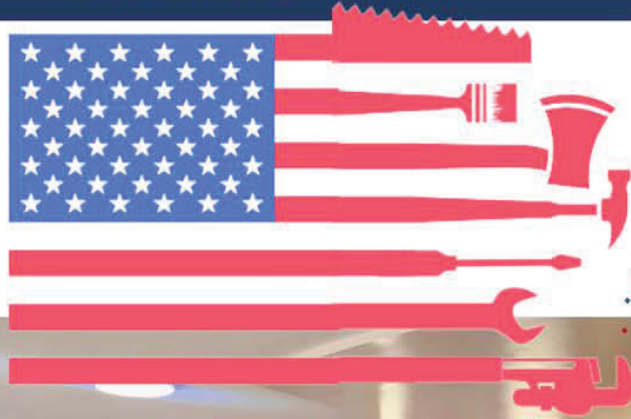
FAMILY OPERATED

**FL State General
Contractor Lic. # 1531303**



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

Event Throwback!



LABOR DAY POOL PARTY COOKOUT

4pm Monday, September 7th



Meadowlea Village, A 55+ Cove Community

Event Throwbacks



In observation of 9/11, residents were invited to join a community prayer circle around the flag pole set to half mast at the entrance of the community. We shared names and memories of that tragic day, and lifted them and their families up in prayer. We recognize that it is not only the lives lost from that day, but a ripple effect through all those affected, that we still feel today. We prayed that we may honor their memory by preventing more tragedies by living lives lead by love. Thank you all for attending.



Activity Spotlight



Meadowlea Village, A 55+ Cove Community

They will be back Friday, Oct. 9th! Be sure to sign up at the Clubhouse before Wed, Oct. 7th!