

# MEADOWVILLE LANDING MINUTE

## QUARTERLY COMMUNITY NEWSLETTER

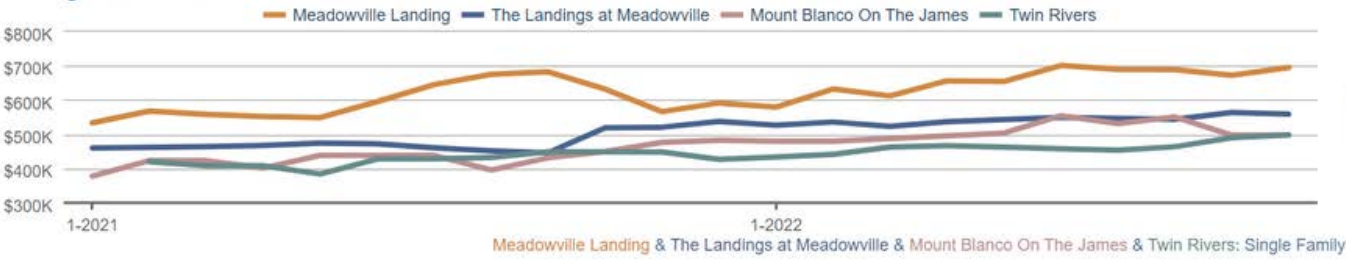
### BOARD NEWS

- Congratulations to the new board members voted in: Lee Gearing, Mike Day and Mike Watson, making our current board: Mike Watson- President, Mike Day- Secretary, Mel Sanchez- Vice President, Steve Hubbard- Treasurer, and Lee Gearing- Director.
- In the first 30 days, our new President will create his own newsletter with some very important information. He will also be creating a shared email address. Please stay tuned! This new Board is all about transparency. Look out for more information to be posted to the community website as well.
- A survey will be coming out to assist in decisions for gym and playground equipment and more. Please participate. It will help the Board make the right decisions for the majority.
- The Board has worked hard for the past 3 months to implement a push notification system that will send alerts/updates to homeowners through text and email. Please update your contact information (email and cell number for text). If you do not have an account, please create one on the Meadowville Landing website and make sure your contact info is correct.
- The Board is getting quotes to replace the fishing dock, grounds maintenance, waterproofing clubhouse bathroom, etc. No decision has been made on the status of these items as of yet.
- The Board considers Meadowville Landing Estates, Villages, Riverboat, Mount Blanco, and Twin Rivers all a part of Meadowville Landing community. While Twin Rivers has questions, the Board has reached out to the Developer and is trying to figure it out. They have no say and no sway. They are attempting to find answers. Thank you for your patience.
- In 2018, homeowners voted to keep the Clubhouse, pool and gym in order to keep it from going to the public. The community had to take over the mortgage and this is now a part of the HOA dues and responsibilities. It had to be done in order to keep Meadowville Landing a tight-knit, private community. Thank you for understanding.
- At the HOA Board meeting we discussed the roughly \$30k in delinquent homeowner dues (60+ days). Please pay so we can make better financial decisions for our beloved community. Not paying could affect your use of neighborhood amenities.
- Pool furniture has been ordered and is expected to be here before the pool season of 2023 kicks off. It will consist of new tables, chairs, chaise lounge chairs, and umbrellas. Give it up to our pool committee!
- The ARC subcommittee has made some huge changes and are getting things done quickly. A link to the new ONLINE application can be found on the website- MeadowvilleLanding.com. Have all required documents and fill out all required information. Under Application Requirements, reference each guideline and provide each item. If clarification is needed, the committee will reach out via email. Please do not respond to that email requesting updates. It is unmanned.
- **We are seeking more volunteers for our community committees.** Our current committees are:
  - **Fitness Center/Clubhouse Committee:** Currently the biggest need for this committee is member feedback on what is used and not used.
  - **Pool Committee:** currently handles equipment, furniture, pool house maintenance communication, maintaining, inspecting, inventory, assessing cleanliness, communication with vendors, etc.
  - **Grounds Committee:** Inspects all public grounds, checks for damage, wear and tear, and ensures contractors are handling the community areas as scheduled.
  - **Welcome Committee:** this committee is finally starting back up in January. YEAH!!! Stay tuned. Being officially welcomed to the neighborhood builds morale!
  - **Social Committee:** This is such a fun committee. Here, we plan the fun festivities throughout the year. We can always use help with planning, setting up, tearing down, etc. The first meeting is Dec. 6th.
  - **Neighborhood Watch:** Currently consists of just one member, but we can all make a difference in reporting what we see. There has been some ruff in some areas that are getting heavy police attention currently.
  - **Architectural Review Sub-Committee:** With a new Chair, this committee has created an online ARC app process, they have redone the guidebook, and are ramped up and getting your projects approved smoothly. APPLAUSE!!
  - **Communication/Newsletter Committee:** Currently handles newsletter, but in time will add in other methods of communication such as email, text, surveys, Facebook, Website, etc.
  - **We would love to have you join in bettering our neighborhood and community. Your support will make a huge difference! Please contact Becca at [becca@acsweb.org](mailto:becca@acsweb.org) if you are interested in volunteering.**

# Neighborhood Real Estate

OVER THE PAST QUARTER OUR NEIGHBORHOOD HAS GROWN AND INCREASED IN VALUE! AS OF THIS MOMENT IN TIME, THERE ARE 19 ACTIVE LISTINGS IN THE MLS. BETWEEN MEADOWVILLE LANDING ESTATES, LANDINGS, VILLAGES, TWIN RIVERS, MOUNT BLANCO AND RIVERBOAT, THE AVERAGE HOME SOLD PRICE FOR THE QUARTER IS \$594,111. IF YOU WOULD LIKE INFORMATION ON YOUR HOME OR HOMES FOR SALE, CONTACT JENNIFER ELLIOTT WITH SENTRY RESIDENTIAL AT 434-247-1363.

### Average Sales Price



Meadowville Landing	\$695,383   +10.0%
The Landings at Meadowville	\$558,729   +7.6%
Mount Blanco On The James	\$497,500   +10.7%
Twin Rivers	\$498,550   +11.1%

## NEIGHBOR NEWS

- Asean Lundy, owner of Britt's Eat on the Go Restaurant/Catering
- Danielle Wright Breckenridge, owner of Danie B Events
- Santoshi Lisa Castro: Counseling and Yoga services. <http://www.Karunacounselingandwellness.oferingtree.com>
- Connie Clay: Personal Development company. <http://www.connieclay.com>
- Mandy Gerber: Scentsy consultant. <http://www.Gerbergirl.scentsy.us>

- Check in with Facebook periodically as we have:
  - Food trucks scheduled
  - a walking group that meets
  - Yoga at the pier

AND MORE

## EVENTS

- The Welcome Committee will be hosting a Holiday House Decorating Contest! Get your nominations to [MLHOAWelcome@gmail.com](mailto:MLHOAWelcome@gmail.com) by Dec. 16, Judging occurs Dec 18th beginning at 6pm.



Neighbor's wedding reception in the Clubhouse in November

### NEW TO THE NEIGHBORHOOD IF WE MISSED YOU--WELCOME ALSO!

- Antonio E. Golder
- Brent Williams
- Dilip & Reemaben Patel
- Shakia Conway
- Gregory & Michelle Kirksey
- Samuel & Shanta Clay
- Angela L. Burrell
- Prasanthreddy Arikatla
- Abdalla A. Stewart
- Kurtis & Sarah Parks
- Thong Tu & Tho Thi Nguyen
- Stefanie & Brian Mooney
- Martin, Pamela & Frances Deal
- Barry & Jasmin White
- Janki & Jayshidh Patel
- Prakashbhai & Bhavesh Patel
- Dickson & Dina Adofu
- Terry L. Plymouth
- Kevin & Bianca Williams
- Camille Burnett
- Noah Oberlander & Neal Curcio
- Chanda R. Tyler
- Schroeder & Juddy Street
- Terrence & Anne Kilgore
- Davianne R. Wyche
- Darius & Shanda Evans
- Dolores & David Mancha
- Anuradha Gururao
- Michael L. Harris
- Mark & Teisha Morales
- Barbara & Larry Hooks
- Dhannya Joy
- Bill & Shana Johnson
- Ian Hemingway & K. Guilford
- Michael & Jasline Jones
- Kina Jones, Eugene Giles
- Nader Shaar
- Dennis & Julia Kiker
- Janelle M. Forde
- Danae Peters & Mike Manzi
- Avantika Patel
- Joseph & Megan Spataro
- Jayson Stevens
- Richard & Tammy Hartman
- Sheila & Julian Alexander
- Tiera Parker
- Robert & Vicky Talley
- Louis & Concetta Manker
- Joyce Junior

### CELEBRATIONS!

- Jennifer and Timothy Elliott: 12th wedding anniversary Nov. 14
- Jarrett Abrams: Happy birthday Dec. 18
- Tanner Swope: turned the BIG 18! Happy Birthday! Oct. 2
- Jennifer Elliott: 41st birthday Dec. 14
- Mario Peterson: retired officially from the Army Oct. 1 and celebrating birthday October 19
- Sandrene Scarlett-Paisley: celebrating her 40th birthday Oct. 14
- April and Joshua Aiken: celebrating their 19th wedding anniversary Oct. 11
- Joshua Aiken is celebrating his 43rd bday December 4th
- Azariah Bailey: Happy Birthday Dec. 12
- DaKita Bailey: Happy Birthday Dec. 26
- Jordan Bailey: Happy Birthday Jan. 9
- William Johnson Happy Bday, Nov. 30
- Joseph Dickens Happy Bday, Nov. 30
- Kristopher Boyd Happy Bday Jan. 21
- Kamari Boyd Happy Birthday Nov. 11
- Kristin Boyd Happy Bday Jan. 11
- Karen Smalls and Kevin Caple MARRIED IN NOVEMBER!!!
- Ahmari Thompson: Happy Birthday, Jan. 27.

For those we didn't know about--we are all celebrating with you, too!! Share with us birthdays, anniversaries, retirements, etc. to meadowvillelandingminute@gmail.com

### WE WOULD LOVE TO GET TO KNOW OUR NEIGHBORS!!

WE WANT TO: PROMOTE BUSINESS OWNERS, SHARE PHOTOS, AND HEAR YOUR FUN STORIES SO WE CAN CREATE COHESION WHILE WE FOSTER COMMUNICATION AND ENGAGEMENT.

PLEASE SEND ANYTHING WE CAN INCLUDE IN THE NEWSLETTER TO:

[MEADOWVILLELANDINGMINUTE@GMAIL.COM](mailto:MEADOWVILLELANDINGMINUTE@GMAIL.COM)

WE WELCOME FEEDBACK AND SUGGESTIONS!

WHAT WOULD YOU LIKE TO SEE? JOKES? RECIPES? DIY AND HOME TIPS? LET US KNOW!

IF YOU HAVE ANY QUESTIONS OR CONCERNS, REACH OUT TO OUR MANAGEMENT

COMPANY: ACS WEST  
[BECCA@ACSWEST.ORG](mailto:BECCA@ACSWEST.ORG) OR  
[MARTHA@ACSWEST.ORG](mailto:MARTHA@ACSWEST.ORG)

THEY ARE ONSITE WEDNESDAYS. FROM 9-10 THEY DO VIOLATION SCANS, FROM 10-3 THEY ARE IN THE CLUBHOUSE AND FROM 3-4:30 THEY DO ANOTHER SCAN FOR VIOLATIONS.

PLEASE VISIT THE WEBSITE FOR NEW INFO AND UPDATES AT: [MEADOWVILLELANDING.COM](http://MEADOWVILLELANDING.COM) @RESIDENT LOGIN