



The Meadows

At World Golf Village

Saint Augustine, FL 32092

March 8, 2025

Page 1 of 1

Dear Meadows Residents,

As northeast Florida transitions into spring, we encourage all homeowners and residents to address exterior home maintenance before summer's heat and storms arrive.

Spring Maintenance Period

The next 8 weeks provide ideal weather for exterior upkeep - comfortable temperatures, moderate humidity, and limited rainfall make this the optimal time to address winter wear. As noted in our recent blog post, focusing on exterior cleaning, fence maintenance, and landscape renewal now prevents minor issues from becoming major problems later.

Community Reviews

Beginning next week, our management team will conduct regular spring inspection rounds. These inspections provide valuable perspectives on how our properties appear to visitors and potential buyers. Often, issues we've grown accustomed to seeing daily escape our notice while significantly impacting curb appeal. Any notifications you receive aren't meant as criticism, but as observations that might affect your property's presentation. This helps maintain the exceptional standards that make The Meadows one of World Golf Village's more desirable communities.

Architectural Review Reminders

While routine maintenance like pressure washing and basic landscaping typically doesn't require approval, many improvements do require review by our Architectural Review Committee (ARC) before work begins, including, but not limited to,:

- Exterior paint changes
- Roof repairs or replacements
- Fence installations or modifications
- Major landscape alterations
- Structural additions or modifications

Please submit your Architectural Review Request application before committing to your projects to protect our community's aesthetic harmony and property values.

Resources Available

Enclosed, you'll find our "**Spring Home Maintenance Checklist for St. Augustine Homeowners.**" For additional resources, including architectural guidelines and the application, please visit our community website at <https://themeadowswgv.com/download>.

Thank you for maintaining The Meadows as one of World Golf Village's desired communities.

Sincerely,

Mike Krugman, President

The Meadows at World Golf Village

The Meadows at Saint Johns Owners Association, Inc.

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Meadows HOA FB



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Page 1 of 3

Spring Home Maintenance Checklist for St. Augustine Homeowners

Exterior Maintenance

Trees and Landscaping

- Schedule professional tree trimming to maintain at least 6-foot clearance from roof and house - this prevents storm damage, reduces debris in gutters, and discourages pest access to your home. Given St. Augustine's hurricane risk, this is particularly important before storm season.
- Inspect and prune back foundation plantings to maintain 18-24 inches of clearance from house walls. This reduces moisture retention against the foundation and minimizes pest harborage areas.
- Check irrigation system for leaks, proper coverage, and timing adjustments for the upcoming growing season. Test rain sensors to ensure proper function during summer storms.

Roof and Gutters

- Have a professional roof inspection to check for loose/damaged shingles, deteriorated flashing around vents/chimneys, and signs of water intrusion before summer storms arrive.
- Clean and inspect gutters, downspouts, and splash blocks. Ensure proper drainage away from foundation. Consider gutter guards if tree debris is an ongoing issue.
- Check soffit and fascia boards for rot, pest damage, or paint failure that could allow water intrusion.

Foundation and Drainage

- Inspect foundation perimeter for cracks, settling, or water pooling areas. Grade soil to slope away from foundation if needed.
- Clean and test exterior drains, French drains, and any other drainage systems to ensure proper function during heavy rains.
- Check wooden privacy fence posts for stability and rot, particularly at ground contact points.

This checklist helps protect your home investment while preparing for Florida's challenging summer weather.

Spring Home Maintenance Checklist for St. Augustine Homeowners

Interior Systems

HVAC

- Schedule professional AC system maintenance - clean coils, check refrigerant levels, and ensure optimal function before peak cooling season.
- Replace air filters and clean all vents/returns to maintain efficiency.
- Test thermostat function and consider upgrading to a programmable model for better efficiency.

Plumbing and Water Management

- Inspect visible plumbing under sinks and in crawl spaces for leaks or corrosion.
- Test water pressure and inspect washing machine hoses for bulging or cracking.
- Check water heater for proper function and consider flushing if not done recently.

Security and Safety

- Test all exterior lighting and consider upgrading to LED fixtures for better efficiency.
- Inspect all door and window locks, weather stripping, and seals.
- Test smoke detectors, carbon monoxide detectors, and security systems.
- Update emergency preparedness kit for hurricane season.
- Service backup generators and test operation before hurricane season begins on June 1st.
- Check generator fuel supplies and refresh stored fuel if needed.
- Consider scheduling professional generator maintenance if not serviced recently.

Energy Efficiency

Windows and Doors

- Inspect and repair window and door caulking/weather stripping to prevent air and water infiltration.
- Check window screens for tears that could allow insects entry during open-window weather.
- Consider adding or updating window treatments to reduce solar heat gain.

Insulation and Ventilation

- Inspect attic insulation for adequate coverage and signs of water damage or pest activity.
- Check attic ventilation systems to ensure proper function for summer heat management.
- Seal any gaps around utility penetrations to prevent pest entry and energy loss.

Spring Home Maintenance Checklist for St. Augustine Homeowners

Neighborly Cost-Sharing Opportunity

Dear Neighbors,

Many of the services on this checklist, particularly roof inspections and tree trimming, come with minimum service charges that can make small jobs costly for individual homeowners. By coordinating with your immediate neighbors, you can share these minimum charges and make the services more cost-effective for everyone.

For example:

- A professional tree service's minimum charge often covers a half-day or full-day of work, including equipment and crew. While you might only need 1-2 hours for your property, combining your needs with 2-3 neighbors could fill their minimum time block, effectively reducing everyone's individual cost.
- Similarly, roof inspections often have a base service call fee. Scheduling multiple inspections in our community on the same day can help negotiate better rates.

If you're interested in coordinating services with your neighbors:

1. Contact your adjacent neighbors to discuss shared service needs
2. Create a small group text or email chain to coordinate quotes and scheduling
3. Consider reaching out on social media channels to find additional interested homeowners
4. Request group rates from contractors, mentioning that multiple properties in the same community will be serviced

Remember: Pre-storm season maintenance is always less expensive than post-storm repairs!