

## OAKS VILLAGE HOA BITS AND PIECES 2025

All Oaks Village homeowners are required to be a member of the HOA. **All residents - owners and renters - are required to abide by all of the governing documents.** Please be sure you have a copy of all of the following to refer to:

- \* Oaks Village Covenants and Restrictions
- \* Amendments to the Covenants and Restrictions
- \* Architectural Standards I & II
- \* Pet Rules and Regulations
- \* Use of the Clubhouse
- \* Regulations for the Use of Portable Generators.

If you need a copy of any of the above governing documents, please contact Board Chairman Chad Pritchett at [chad@pritchettgroup.com](mailto:chad@pritchettgroup.com) or HOA Treasurer Carol Wawrzynski at [carolwawr@comcast.net](mailto:carolwawr@comcast.net).

### **Monthly assessments are still due on the 1st of the month.**

They are considered late after the 5th of the month, at which time they are subject to a \$25 late fee. Please continue to get your payments in on time so the HOA can continue to pay its bills on time. We do not have any special assessments at this time.

### **All checks for assessments should be made payable to: OAKS VILLAGE HOA.**

They can be mailed to Carol Wawrzynski, HOA Treasurer, 693 W. Wesley Circle, Avon Park, FL 33825; or placed in the slot in the HOA drop box located in the clubhouse library; or you can use your bank's free bill-pay service to get them to Carol. (Your house No. plus 0 is your account number. ex. Mine is 6930.)

**Currently each household pays 1/75th of the annual budget.** As new homes are built and sold, more households will be boosting the annual budget. That means we will have more money to play catch-up with some of our deferred maintenance! Hurray!

When doing any exterior painting, please continue to refer to the Architectural Standards for colors, etc. Also, the Board of Directors continues to ask that you check with them first before you make any "changes or additions" to your property ex. enlarging your driveway. For most changes, you must get the Board's OK first.

**TRASH CANS** — Yes, the governing documents say that you must keep your trash can so it is not in sight of the street or your neighbors. That essentially means in your garage. The city requires that everything you discard must be broken down to fit in the can. Our assigned days for pickup are Mondays and Thursdays. They also pick up yard debris every other Monday and bulk waste every other Thursday. If you have a large item like a mattress, TV or appliance, call the city and make arrangements with them to dispose of it. 863-452-4433

**The monthly HOA financial reports** will still be located in the white notebook on the wall above the phone in the clubhouse library for you to read and/or copy. See how far your assessment payment goes every month!

**Oaks Village is still a 55+ non-smoking gated community!** Welcome to all those new homeowners and renters who have decided to make Oaks Village their new home this year!

**Thanks to all who have helped** in 2024 in any way to make our community a better place in which to live. Thanks to all those who have planned and attended monthly luncheons, chapel services, decorating sessions, and game nights. You have helped to make our village the great place it is! **Thank you!**

### **Things to notice on the new 2025 proposed budget:**

- \* the monthly assessment will remain the same at \$165 per month
- \* utilities and yard and irrigation maintenance eat up the majority of the budget
- \* we are contributing more to the reserve account this year
- \* we are continuing shrub and small tree trimming 3X per year

### **Reminders:**

- \* Pick up after your pet
- \* Keep your weeds sprayed
- \* Remove the stains from the outside of your house
- \* Keep your driveway pressure washed/painted Bombay white
- \* Remove all lawn decor before every hurricane warning or if you'll be gone for a while
- \* Replace the grass in your "dead" areas
- \* Watch carefully when backing out of your driveway
- \* Always observe the 15 mph speed limit
- \* Carry a light and wear reflective clothing when walking at night
- \* Remember to lock the clubhouse when you leave

### **2025 HOA Board of Directors**

Chad Pritchett, Chairman  
Roger Gurganus, Vice Chairman  
Howard Pritchett, Director

### **2025 HOA Officers**

President - Chad Pritchett  
VP/Secretary - Roger Gurganus  
Treasurer - Carol Wawrzynski