



Administration Office
401 Walnut St, Poinciana, FL 34759-4329
Office (863)-427-0900 - Fax (863) 427-2404

Dear Property Owner:

Welcome!

On behalf of Poinciana Villages and property manager Mark Maldonado, LCAM, we would like to welcome you to your new home and community. As an introduction, First Service Residential is the nation's leading property management company and has been retained by your Board of Directors as the managing agent for your Association. Working under the Board's direction, First Service Residential oversees administrative and operational management responsibilities for your community.

Poinciana is a Planned Unit Development (PUD) with a Community Association Organization to which everyone owning a lot or home in Poinciana is a member upon deeding of property. **Membership in the Poinciana Association is Mandatory.**

The enforcement of the Restrictive Covenants contained in the Deed of Restrictions: by the APV staff, help insure that building and land use conform to the overall of the PUD.

Each Village has its own Poinciana Village Association of which you are also a member by virtue of owning a home/lot in that Village. Each Village Association is a member of the overall Master Association (Umbrella), the Association of Poinciana Villages, Inc. (APV)

The purpose of the Association is to provide services for the common good of the community, to maintain the commonly owned areas in the community, and to preserve and protect the value of the properties. The Association Dues you pay for services are set annually by the Board of Directors. The Association Dues for the year 2023 are \$996.00 for homes and \$301.56 for vacant lots; billed once annually prior to January or on a pro-rated basis as of the date your lot is deeded. You may choose to pay annually which payment is due by January 1st. Accounts that pay monthly will not be billed monthly, homes are to pay \$83.00 including bulk services and vacant lots are to pay \$25.13 each month. It will be your responsibility to remember to send the monthly payment on the 1st of every month.

Note: to avoid going to collections please mail your payment to allow enough time for payment to be processed by the due date.

The Association provides Spectrum bulk cable and internet services for every home in Poinciana at a significant discount to APV residents. The monthly cost of this service is \$57.87 per home, which includes all taxes and fees. What you receive for \$57.87 per month:

- Spectrum TV Platinum: TV Select, Digi Tier 1 and Digi Tier 2 plus 2 Free Spectrum Receivers and 1 Free Digital Video Recorder (DVR), Free Spectrum TV App, 50,000 on Demand titles, Free HD
- Spectrum Internet Ultra: 400 Mbps x 20 Mbps with in home equipment, including 1 Free modem and router, Unlimited bandwidth with no data caps.

The Association works under a balance, funded budget as determined by the Management Staff of the Association of Poinciana Villages, Inc. The budget is presented to the community at large, at which time; any property owner can voice his/her opinion(s), ask questions and make their objections known. The budget is then presented to the APV Board of Directors for approval or disapproval. The owner of any property is represented in this process by his/her Village Director who represents your best interest.

Association dollars provide for items including but not limited to, street lighting throughout Poinciana, Common area maintenance, assessment billing, construction and monitoring adherence and enforcement of the community covenants, design control and signage standards. Other examples of what your association dues also provide; maintenance of the 3 Community Centers, fitness center, 2 community pools, the Administration Building and 3 Public Works Buildings, multiple parks within the community and mowing of hundreds of miles of roadsides, maintenance of the drainage system throughout Poinciana, vehicles utilized within the various APV Departments: heavy maintenance equipment, organizing and support of your civic and athletic activities. **Association dues do not provide for residential lot mowing or trash removal from your lot.**

There are 6 Master Board meetings yearly. All members of the association (homeowners) are welcome to attend all meetings. Upon a quorum from the Master Board, all meetings will be conducted at the scheduled date & time listed below. The board meetings are announced at the Administration Building, Pioneer newspaper & digital bulletin board located at Marigold Ave next to the Tony DePalma Community Center.

2023 MASTER BOARD MEETING SCHEDULE

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|----|---------------------------|----------------|--------------|
| 1. | FEBRUARY 14 th | ANNUAL MEETING | 7:AM TO 7:PM |
| 2. | FEBRUARY 15 th | BOARD MEETING | 9:00 AM |
| 3. | APRIL 11 th | BOARD MEETING | 9:00 AM |
| 4. | JUNE 13 th | BOARD MEETING | 9:00 AM |
| 5. | AUGUST 8 th | BOARD MEETING | 9:00 AM |
| 6. | OCTOBER 10 th | BOARD MEETING | 9:00 AM |

The Manager of the Association of Poinciana Villages (APV) is responsible for the day to day operation of the Association, Public Works Department, Community Center, Recreation Center, Community Service Department, Accounting and Administration Departments. Responsibility also extends the enforcement of the Poinciana Subdivision Covenants, Design Control Board Criteria and Signage Criteria, publishing of the monthly newsletter; the Pioneer delivered to each home and also available online at our www.apvcommunity.com, and the overseeing of all APV sponsored programs. The manager takes direction from the Board of Directors. Those on the Board of Directors are volunteers, elected by the community.

County real estate taxes are entirely different fees from the yearly association dues. For information regarding those questions, please contact the property County Government Department. Polk County Tax Collector Office telephone number is (863) 534-4700 or Osceola County Tax Collector Office telephone number is (407) 742-5000.

Even those who own vacant land benefit from a community that is continually making ongoing improvements. Making Poinciana a community where you would like to live, work and play. The timely payment of all Association Dues will ensure that this process will continue. You can also keep track of what is going on in Poinciana through our newsletter (Poinciana Pioneer) and copies of the Association of Poinciana Villages, Inc. Subdivision declaration, Articles of Incorporation, By Laws, design Control Criteria, Master Signage Criteria and Annual Budget are available upon request, and online at www.apvcommunity.com.

If you should have any questions regarding your account with us, please contact Association of Poinciana Villages at (863) 427-0900 between the hours of 8:00 a.m to 5:00 p.m. For your convenience, a payment drop box is located at our administration office.

Respectfully,
Association of Poinciana Villages, Inc.