

Longwood Home Owners Association

3181 Village Park Dr. Melbourne FL 32934

SUBJECT: 2018 HOA Dues

12/14/2018

Longwood Homeowner

Longwood Subdivision

Melbourne FL 3293

Dear Longwood Homeowner:

The Longwood HOA Revitalization Committee is happy to have reported to the Longwood HOA Board of Directors that the State of Florida Department of Economic Opportunity has concurred that our second revitalization application has met the requirements of FL Title XL - Real and Personal Property, Chapter 720 - Home Owners Associations, Part III - Covenant Revitalization, and has approved our application for the revitalization of our association's Declarants of Covenants (Declarants). A copy of the revitalized Declarants and the approval from the State of Florida Department of Economic Opportunity is included for your records. The revitalized Declarants are valid for the next 30 years, automatically renewing for subsequent 10 year periods thereafter. A big thanks to all home owners who participated in and supported this almost two-year process.

The Board of Directors has to-date honored its previous commitment not assessed annual-dues until this process had been completed. In fact, no dues were assessed for the FY2017. The board has been funding the regular affairs of the association for all of FY2107 and the last 11 months of FY2018 with existing cash reserves. Now that the revitalization process is completed, it is time to return to regular annual dues assessments.

The annual **dues for FY 2018 are \$200.00** as stated in the revitalized declarants. The dues are assessed annually (not monthly) so the entire dues amount for FY2018 are assessed and therefore due. There is no monthly pro-rating of dues (because we don't assess monthly) applied to the one-time annual assessment. The payment of dues is a legal requirement for all home owners.

However, there is a \$25.00 discount for paying dues early, a normal assessment for paying dues on time, and a \$25.00 late fee for paying dues late.

The Board is sensitive to the timing of the assessment of the 2018 dues during the December time frame and wishes to ease the burden of assessing dues during the holiday season, so the Board has elected to grant a longer than usual early dues payment term. The 2018 dues schedule will extend into the 2019 calendar year.

The **FY 2018** dues payment schedule is as follows:

Early Dues (\$175.00)	Received before 1/31/2019
Regular Dues (\$200.00)	Received between 2/1/19 - 2/28/19
Late Dues (\$225.00)	Received after 3/1/19

Please make checks payable to **Longwood Home Owners Association**. A self-addressed postage paid envelope is included for your convenience.

As a reminder, the vast majority of the recurring HOA expenses are used for lawn maintenance of the common areas (the islands on Longwood Blvd, the drainage canal banks, the gazebo lot, both entrance ways, and the areas in front of our perimeter fence), and drainage canal maintenance for flood abatement. We have 3 monthly power bills, and one monthly storage unit bill. We also routinely replace worn or tattered entrance flags and occasionally replace entrance lighting and / or broken lawn sprinkler heads and control valves / timers.

The dues assessment is mailed to the current address for each property listed on the Brevard County's Property Appraisers website, <https://www.bcpao.us/PropertySearch/#/nav/Search>. If you are renting but the owner still uses the Longwood neighborhood address, please send this information to the property owner. **Absentee owners are still responsible for annual dues**, and are also responsible to notify the Longwood HOA Secretary of any address changes needed to send regular Board communications to.

The entire list of current Longwood HOA Board of Directors names and contact info are included here for your reference.

Sincerely, James DeLaPorte; FY2108 Longwood HOA Secretary / Treasurer

Signed James DeLaPorte Date 12/14/18

Longwood HOA Board of Directors and Terms

President: Kris Rauha; krisrauha@longwoodhoa.org (Term 2017-2020)

Treasurer / Secretary: James DeLaPorte; boardmember1@longwoodhoa.org (Term 2016-2019)

Board Member: Robert Holsombach; BobHolsombach@longwoodhoa.org (Term 2016-2019)

Board Member: TBD (Term 2016-2019)

Board Member / Website Manager: Jordon Clark; jclark@longwoodhoa.org (Term 2018-2021)

Board Member: John St. Dennis; johhnythebrush@longwoodhoa.org (Term 2018-2021)

Board Member: Martha St. Dennis; mj@longwoodhoa.org (Term 2018-2021)