

INDIAN WELLS HOMEOWNERS ASSOCIATION
3101 POLYNESIAN ISLE BLVD
KISSIMEE, FLORIDA 34746
(407) 396-0848
INDIANWELLSHOAFLA@GMAIL.COM

November 2019

Greetings Indian Wells Homeowners:

The Indian Wells Homeowners Association (IWHOA) has had a very active 2019! We hope you have been pleased with the results you have seen in the Community. The IW Recreational Complex is for the enjoyment of the homeowners of the Indian Wells Community. Last year we implemented a new change, switching the locks to deter “selling keys” to the Park/Pool. This has been a huge success and has cut down on outside people using our facilities. It also cut down on the vandalism that has plagued our Park in the past. We offered our neighbors two options, join the HOA and get a free key or purchase a key for a fee. Nothing is perfect and we hope that we have improved on our program from last year with a few modifications to procedures.

Last year the Board offered no less than 35 Key Distribution sessions for our neighbors because it was the first year of this new program. This year, we will give out the Key Distribution dates ahead of schedule so that our neighbors can plan accordingly. According to our By-Laws, HOA Dues are to be paid by February. For 2020, we will hold several “Key Distribution Sessions” during the months of January and February. Beginning in March, the Board will offer Key Sessions once a month, most likely Sunday mornings, for the remainder of the year. We will make special arrangements for those neighbors who live outside the country and visit only once a year, otherwise we ask that you decide to attend one of our Key distribution sessions listed in the attached flyer. These dates will also be posted on our website and on our Indian Wells 34746 Facebook Page. Absolutely NO keys will be delivered to neighbors’ homes. Keys will also not be distributed from Board Members’ homes.

Last year we had several neighbors ask that their tenants be able to pick up the keys to the pool as they were absentee landlords and would not make the trip to pick up the key for their tenants. The Board made the decision that these tenants should also be able to enjoy our beautiful facilities, so we have updated our procedures to accommodate these residents. Landlords will be able to join the HOA and then grant their tenants access to pick up the key to the Recreational Facilities on their behalf with the completion of requested paperwork and submission of lease agreements. If all paperwork is not submitted, the key will not be released. This will be done on a trial basis for 2020. **We must stress that this will only be done for HOA Members, not for neighbors who choose not to join the HOA.** We recognize that this will not benefit everyone, but we are trying to help as many people as possible. We request that all owners who would like to participate in this pilot program submit the attached request along with a copy of the lease agreement for their property, proof of owner identification (to prove owner submitted request), completed 2020 HOA Application and \$75 Membership fee. Once received, the tenant will be allowed to attend one of the key distribution sessions to pick up their Park/Pool Key. Proper identification will be necessary as only person(s) listed on lease will be able to pick up key.

The keyholder is the homeowner listed on the property deed and with the Osceola County Property Appraiser. Their guest is anyone living in their home, which includes family members and/or tenants. The homeowner is legally responsible and liable for anyone using the Recreational Complex as his/her guest. The homeowner will be liable for any damages and all legal costs related to anyone using their assigned key. The homeowner is the only person legally recognized to represent the property. Family members, tenants and property managers have no authority within our community except over an individual’s home. Keys are non-transferrable.

HOA Members are given one free key to our Recreational Facilities as part of their annual dues. Those wishing to purchase a key and not join the HOA may still do so. Keys may be purchased for \$125 annually. The Homeowner must provide copy of property deed and photo identification to sign for a numbered, non-duplicable key. The homeowner is the only individual authorized to sign for one key to the pool.

Replacement keys will be the same cost as initial fee to deter people from "selling keys". Locks will continue to be changed yearly. We will require residents to turn in keys each year when obtaining new keys.

Please keep in mind that without a key, you will not be able to access the Park/Pool areas. Applications for the HOA and/or Recreational Park Fee are located on our website at www.IndianWells-hoa.com. Checks can be made payable to the Indian Wells HOA. Keys will **not** be issued until checks are cleared; keys will **not** be issued when checks are presented for payment. We will be issuing keys on the following dates at the Clubhouse at 3101 Polynesian Isle Blvd: (subject to change)

January 2, 2020	10am-12pm	6pm-8pm
January 6, 2020	10am-12pm	4pm-6pm
January 7, 2020	10am-12pm	5pm-7pm
January 9, 2020	10am-12pm	6pm-8pm
January 12, 2020	10am-1pm	
January 14, 2020	2pm-4pm	
January 16, 2020	6pm-8pm	

Should you have any questions, please leave us a voicemail at (407) 396-0848 or email at indianwellshoafila@gmail.com

Indian Wells Board of Directors

**INDIAN WELLS HOMEOWNERS ASSOCIATION
3101 POLYNESIAN ISLE BOULEVARD
KISSIMEE, FLORIDA 34746
(407) 396-0848
INDIANWELLSHOAFLA@GMAIL.COM**

Indian Wells Recreational Park Key Authorization

As owner of _____, I am giving my tenant who lives at my property located at the above noted address to pick up the key to the Indian Wells Recreational Facilities. I have paid my dues on _____, or am attaching the HOA dues, along with the required application for 2020. I am also attaching the required lease agreement for the property dated _____.

If mailing in, please send copy of photo ID with Authorization Form. We can not approve your request to allow your tenants to pick up key without YOUR Photo ID.

****Payment MUST be sent in at least 10 days prior to Key Distribution dates to allow for processing****

With my signature, I acknowledge that these individuals residing at my property have my permission to use this key. Please PRINT:

I acknowledge that I have shared the Indian Wells Recreational Park Rules with my tenants. I understand that the key cannot be duplicated, nor can it be given to anyone else other than those individuals listed above. I take full responsibility for anyone listed my assigned key. Anyone using my key will comply with the Community Rules or face suspension of privileges and trespass from the Indian Wells Recreational Facilities. In the event I sell my home, I will return my key as it is assigned to me. I understand that I will be charged \$200 if this key is lost.

Signature of owner of property: _____

Print Name: _____

Date: _____

IWHOA Verification:

() Property Deed

() Photo ID

IWHOA Approval _____

Pool Key _____

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WWW.INDIANWELLS-HOA.COM

The Indian Wells Pool & Recreation areas are owned by the Homeowners Association. It is a PRIVILEGE to use these facilities. Homeowners and their guests must keep the area clean. Please pick up trash and other debris after using these facilities. Pool hours are 9am-sunset (weather permitting and excluding holidays).

Reminders:

KEEP DOORS LOCKED

NO NUDITY!

No animals allowed.

Residents are allowed 4 guests per home. ADULT SUPERVISION is REQUIRED for all children under the age of 16.

The areas do have surveillance cameras. Anyone caught at the after-hours will be trespassed.

Proper bathing attire is always required. No changing on pool deck. Infants must be diapered.

No Smoking.

Absolutely NO food, drink or alcoholic beverages in pool area. No glass containers in pool area.

NO alcoholic beverages in Park area.

Radios, or any other type of music playing device, may be used with earphones only.

The Indian Wells Pool & Recreation areas are for the use of Homeowners and their invited guests. All facilities require key access. Anyone found allowing non-members access to our facilities may have their key taken away.

A homeowner's guest is anyone living in their home, which includes family members and/or tenants. The homeowner is legally responsible and liable for anyone using the Recreational Complex as his/her guest.

The homeowner will be liable for any damages and all legal costs related to anyone using their assigned key. The homeowner is the only person legally recognized to represent the property. Family members, tenants and property managers have no authority within our community except over an individual's home. Keys are non-transferrable. If owner sells home, keys must be turned into the HOA.

The Indian Wells Homeowners Association reserves the right to modify rules at any time. If Key holder is found to be in violation of rules, their key will be confiscated.

Thank you for following these guidelines so everyone can enjoy our beautiful facilities.