

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

December, 2020

Greetings Indian Wells Homeowners:

The Indian Wells Homeowners Association (Association) wishes you and your family Happy Holiday Season, a Happy New Year and we invite you to join us as we advance to 2021. 2020 has been a year like no other, we are looking forward to putting this year behind us and moving ahead.

The COVID Virus has forced the HOA to close the Recreational Facilities due to CDC requirements so we are working with Osceola County on an alternative for the upcoming year so the Facilities will be able to reopen. Speaking of the Facilities, we have been working diligently with the County on a Pool Rehabilitation Project. The Pool will remain closed for 6-8 weeks during this project. At the end of this project, the pool will be completely restored for your enjoyment. We are hoping to have a "Grand Opening" for the entire Community, provided we have enough volunteers to assist and the Virus is under control.

We have had many questions concerning the collection of HOA dues and the Pool key. HOA dues are \$75 annually. We provide the Pool key for free. This key is given to all Members and can be confiscated by an HOA Board Member if a Member or their guest is not following the rules posted. We will continue to collect 2021 dues as required by our By-Laws. We will begin distributing keys once we have a date for Pool Completion and it is safe to gather to distribute keys.

Last year the Board conducted several Key Distribution sessions for our neighbors initially then we offered our monthly sessions on the 3rd Sunday of every month. We will continue this schedule once it is safe to do so. We will continue to make special arrangements for those neighbors who live outside the country and visit only once a year, otherwise we ask that you attend one of our Key distribution sessions. 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 Member's homes.

Tenants should also be able to enjoy our beautiful facilities. 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, these keys will not be released. **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 application posted on our website along with a copy of the lease agreement to their property, proof of owner identification (to prove owner submitted request), completed 2021 HOA Application and \$75 Membership fee. Applications will NOT be processed if all information is not complete. Once received, 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 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 Facility 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. 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 numbered non-duplicated key. **Only the homeowner is authorized to sign for the key. Only one key will be provided per membership. This key will give you access to the Pool, Park (basketball, playground, soccer field) and Tennis Courts.**

Replacement keys will be the same cost as initial fee to deter people from "selling keys". Locks will continue to be changed yearly.

Please keep in mind that without a key, you will not be able to access the Park/Pool areas. Please submit payment and attached HOA Application. Checks can be made payable to the Indian Wells HOA. Keys will not be issued until checks are clear. Keys will NOT be issued when checks are presented.

The Association has received a recommendation from our Attorney against holding membership meetings. All meetings will be virtual and all information regarding the Association will be posted on our Facebook page and on our Website. It is absolutely necessary that we have the correct contact information for all our residents. Please provide your email address and phone number on your HOA Membership application. Please ensure that the completed application is legible and neat.

Finally, the Osceola County Sheriffs Department has notified us of "Covid Parties" that were plaguing our neighborhoods. We have been very fortunate; we have not suffered like some of the other Communities. However, we have had our share of these parties. We will not tolerate large parties. We will reiterate, we have a Parking Ordinance here in Indian Wells that prohibits parking on grassy areas, streets and right of ways. If you need parking permits, you can apply for them with the HOA . Applications can be downloaded from our website (<http://indianwells-hoa.com/parking-permit-forms/>). If we find a rental property participating in these "Parties", we will contact the owner and fine accordingly.

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