

INDIAN WELLS HOMEOWNERS ASSOCIATION  
3101 POLYNESIAN ISLE BLVD  
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December 2025

Greetings Neighbors,

The Indian Wells Homeowners Association (Association) wishes you and your family a Happy Holiday Season! We invite you to join us as we move forward into 2026. We have recently held our elections and are anxious to start business for the upcoming year. I will continue to serve as your President and Secretary and Wendy Schuck will continue serve as your Vice President. Alis Nikolson will once again serve as your Treasurer.

The lease on the recreational facility was automatically renewed for the last year of the three years of the current lease, per the terms, with Osceola County. While the Association owns the facility, they will continue to maintain it. The Association will be responsible for ensuring that all rules are upheld. Please remember that no food is allowed on the pool deck and alcohol is strictly prohibited on facility grounds. If it is determined that rules posted are not followed, fobs will be deactivated. If a resident encounters a problem with another resident (or someone who has been let in to the facility without a fob) please contact the Osceola County Sheriff's Office nonemergency number- 407-348-2222 for assistance. If residents need fobs to the facility, please contact the County directly @ 407-742-1800. Rules for the facility are posted on our website.

The HOA anticipates increased costs due to insurance and the lease negotiation. Florida State Statute requires we have a website. We are working on our current site. Due to these increased costs, we are forced to increase the HOA dues to \$125 per membership per property. This increase was approved by membership. If a homeowner owns several properties, membership should be sent in for each property. This new format should allow for electronic payments. If a resident elects to use this format for payment, a small processing fee will be attached to the payment, payable to the vendor. All payments will be made through our website so please refer to [www.Indianwells-hoa.com](http://www.Indianwells-hoa.com) for updates.

We are now in the age of technology; there is no need for "newsletters." We update our Facebook pages and webpages when new information is received. We need your email address for all notices of meetings, please provide this email address on the application. If you do not want your email address shared, please note this on the application. **Please make sure that your application is neat and legible.** As always, if you have any questions or ideas, please reach out to us via email or voicemail. Voicemails are checked twice a week but emails are several times per week.

We have attached the 2026 HOA Application for you to return to us by **February 28, 2026. Please note that as per Article IV of our By Laws, ALL membership renewals MUST be received by the last day of February of the current year (February 28, 2026).** We will no longer be accepting memberships all year. Payments postmarked after February 28, 2026, received by the HOA will be returned as they cannot be accepted for membership.

Finally, the Board will be keeping our open office hours every Tuesday from 5pm-5:30pm, schedules permitting. We encourage residents to use these office hours to stop by the Clubhouse at 3101 Polynesian Isle Blvd to talk to our Board and ask any questions or seek assistance completing applications for the Association.

Any outside home improvements require HOA approval, prior to the beginning of the project. ACC applications can be found on our website. The Committee meets every 2 weeks. They review applications and gives their recommendations to the Board. We encourage all residents to review the ACC procedures ([www.Indianwells-hoa.com](http://www.Indianwells-hoa.com)) , The Association will be very strict this year and require all residents to remove holiday decorations according to our procedures posted on our website. Please review and have all decorations removed by January 31, 2026. See below:

**Holiday Decorations: “Temporary” holiday Decorations and lighting do not require approval from the HOA; however, such “temporary” lighting and any associated wiring must be removed within a reasonable period after such holiday. A reasonable time is defined within 4 weeks after such holiday is over. All Holiday Decorations must be removed by January 31st.**

We will be scheduling our first membership meeting after all memberships are received, we hope to see everyone at our meeting. Thank you for your continued support.

Thank you,

***Mitch***

Michele Suarez-Molesky

President

Indian Wells HOA