**NOTICE OF SEMI-ANNUAL GENERAL MEETING**

The semi-annual general meeting will be held on April 11, 2023 at the Wedgewood Tennis Villas clubhouse located at 1401 Forest Hills Drive Winter Springs, FL 32708. Meeting begins at 7 PM. Sign in begins at 6:30 PM. Please join us!

**PARKING SAFETY NOTICE**

Overnight parking on the streets of CCV is NOT ALLOWED. This is a *safety issue* for our community. Our roads are not wide enough to allow emergency vehicles to perform their mission safely if cars are parked on the streets.

**INCREASED ASSESSMENTS POSSIBLE**

The Board invites members to attend the April General Meeting to gain understanding of the ***possible need to increase annual assessments*.** As was mentioned in the November Divot, the Board is responsible for supervising necessary activities that maintain and improve the community. As the community ages, additional duties arise.

In the past, volunteer homeowners assisted the Board in performing necessary duties. Today, there are few homeowners willing to assist the Board. For that reason, the Board is considering contracting with Vista CAM to perform those duties. Of course, if that plan is implemented, Vista will charge for the additional services it provides. This cost must be passed on to homeowners via an increase in annual assessments.

Examples of some items the Board manages:

* Landscaping / lawn cutting (for common areas and private properties)
* Fertilizer / pest control (for common areas and private properties)
* Common area plantings
* Tree trimming / removal
* Irrigation of common areas
* Pond maintenance
* Under drain cleanout and maintenance
* Holiday decorations
* Publishing and distributing Welcome packages
* Maintaining roadways, front signage, and infrastructure
* Maintaining the CCV website
* Interfacing with external entities…lawyers, accountants, property management, etc.
* Issuing Divots, annual ballots, etc.

**WATER SURVEY**

The Board is in the final stage of collecting information about ground water concerns. The survey includes assessment of the underdrains, drainage pipe for pond and other concerns. A resident update will be provided at the April General Meeting.

**MARK YOUR CALENDAR**

MARCH 14, 2023 -Board Meeting

**APRIL 11, 2023- General membership meeting**

MAY 9 2023 – Board meeting

JUNE 13, 2023- Board meeting

JULY 11, 2023- Board meeting

AUGUST 8, 2023- Board meeting

**VISTA CONTACT INFORMATION**

Homeowners, look for the **Resident Login** feature on the Vista CAM Portal. This section will provide access that allows you to submit questions, service requests, make payments, check your balance, request a welcome package, submit architectural requests and much more! Access the portal through the Country Club Village website located at: <https://countryclubvillageattuscawilla.com/>

For routine maintenance issues regarding lawn care or chemical treatment please email: workorders@vistacamfl.com . Your email is sent directly to the responsible contractor(s), Vista and a CCV representative. This is the best way for contractor performance to be identified and monitored and the quickest way to resolve your issue.

***Vista Contacts:***

General Inquires: info@vistacamfl.com

Violations dial or violations@vistacamfl.com

ARB/ACC applications arb@vistacamfl.com

**Collection and Closings Questions:**

Estoppels Questionnaires, or Documents: [www.homewisedocs.com](http://www.homewisedocs.com/)

Collections: collections@vistacamfl.com

New Owners: welcome@vistacamfl.com

Payment Questions: Payments: *payments@vistacamfl.com*

Other items may be directed to Diana McCreight at dmccreight@vistacamfl.com

For questions, suggestions or comments on the CCV website, please e-mail us by selecting the “Contact” button on our website:

<https://countryclubvillageattuscawilla.com/>