

Pinewood Village of Melbourne HOA, Inc.
C/O Directors Choice Management
1713 Thrush Drive
Melbourne, Florida 32935
321-213-2232
Website: pinewoodvillagehoa.com

December 2, 2024

To: Homeowners of Pinewood Village of Melbourne HOA, Inc.

The Annual Board of Directors budget meeting was held on 17 November 2024 at the community center located at 1713 Thrush Dr. The meeting was properly posted and all Members of the association were welcome to attend.

The enclosed budget has been approved by the board of directors for the calendar year 2025.

Again, as a reminder the association **does not** send out invoices and fees are due on the 1st of each month and will be considered late after the 7th. As a reminder, there is a late fee for any fees paid after the 7th of each month. The late fee according to your documents is 1-1/2% per month or 18% per Annum. See your documents for the fees and penalties.

We are enclosing monthly coupons for your convenience, hopefully these will be of assistance.

The new monthly maintenance fee will now be : **\$65.00** per month for all homeowners.

For those homeowners hooked up to the community well system we had to increase the well fee by \$5.00 to a new fee of \$15.00. There hasn't been an increase since 2012. Unfortunately, this fee had to be increased due to the equipment being outdated and needing repairs or replacement. Some of these pumps and wells are over 20 years old. Those of you who are on the well will receive an individual letter along with this budget to fill out and accept this new agreement. Please return it by **1 January 2025**. If it is not received by then the timer will be turned off for your property.

The new fees are as follows: 2025 Monthly Maintenance Fee is now **\$65.00**
Owners who are hooked up the community well system the total will be **\$ 80.00** per month.

The fees should be sent to the following address for proper credit and must be postmarked prior to or on the 7th of each month to avoid the late fees.

Mail Checks to: **PVHOA**
1713 Thrush Drive
Melbourne, Florida 32935