OFV UPDATE OCTOBER 2026

BUDGET UPDATE

At the November Owner Meeting (Thursday, November 19 at 6 p.m.) owners have an opportunity to ask about finances as well as proposed expenditures for 2027. To prepare, the proposed budget is posted on the website and was sent in early October via mail or electronic delivery to all owners. After the Owner meeting, the board will meet to finalize the budget and set the monthly maintenance fee for 2027.

SOD PROBLEMS

A quick search shows that throughout Florida, people say their St. Augustine grass is in bad shape. Worse, landscapers have not found a "cure"…it doesn't seem to be insects, and although heavy mowers can do some damage to lawns, the rains and the long sprint/summer drought have combined to do real damage to grass. Fertilizer doesn't seem to help. So please understand that both the Board and the landscape company are trying to find ways to solve this patchy grass problem!

ROOF BLOWOFF

Out on a Limb will be here Monday/Tuesday November 9/10 to blow off roofs. They will try to avoid gutters, but if you have them, you will PROBABLY need to clean them afterward. To avoid pesky pine needles, etc. from settling in your bushes, you may want to cover them so the debris falls to the ground.
Landscapers will blow out all planting beds around units that week.

IMPORTANT! If you do **NOT** want your planting beds blown out, you must reply to this email or contact Landscape Chair Paula Mayer to get on that list.

If you think the work done at your unit was not adequate, you need to contact Paula, Sharon or Linda while the workers are here so we have them available to come back to your unit. Reporting an issue weeks afterward won't work. Board members will try to check how the workers are doing but it is ultimately your responsibility as an owner to notify the Board of problems or issues.

SILENCE IS GOLDEN, BUT…

Because you live in an attached villa, sounds can carry next door…and beyond. Please be thoughtful of your neighbor…perhaps give them a heads up that on a certain day you are having work done inside, so they can plan around the noise, or instead of your granddaughter's birthday with 10 friends in your unit, you consider hosting at the clubhouse!

RULES UPDATE

From time to time, the Board updates Rules. The Owners will be notified of proposed changes, and the Board will vote on them at the Board meeting on November 19, 2026. Rules help to explain the Governing Documents. Rules are set by the Board and do not require Owner approval. (Work on revision of the Governing Documents has not yet concluded. Owners will be asked to approve the final versions and will receive advance notice and have an opportunity to discuss and ask questions prior to voting.)

FALL SOCIAL IS COMING!

Please plan to join your neighbors at the Friday, November 6 Fall Fiesta! We will have a 50/50 drawing, so you could be a winner! Tickets are $1 each or 6 for $5. We ask for a $5 per person donation to help cover the food costs. You can RSVP yes by responding to this email, or call or text Amy at 702-501-9112.

