

**HOA FEE: \$3,168**

**TownSquare Support: 844-281-1728**

**Homeowner Directory Print: \$5.00**

**Checks made to:**

The Village at Tuscan Lakes HOA

Include Name/Address/Account #)

**Pay at Clubhouse or Mail to:**

C/O Inframark Processing Center

P.O. Box 621747

Orlando, FL 32862-1747

**Online:**

**One-Time eCheck-** One-Time ACH direct debit = \$2.95

**Recurring eCheck-** Recurring direct debit withdrawal allowing owners to determine the date of the debit; AAB will send a reminder email 10 days prior to the debit = \$1.95

**Credit Card-** All credit cards are accepted. Service fee applies and is charged at the time of payment. Service Fee = 3.50%

**Debit Card-** Flat fee \$5.00

**Bank's Bill Pay Service:**

If you currently use an online bill pay service through your bank, login to your bank's online service and stop/delete your existing payment profile. You will need to create a new payment profile that includes the following:

**Payee:** The Village at Tuscan Lakes Homeowners Association, Inc.

c/o Inframark Processing Center

P.O. Box 621747

Orlando, FL 32862-1747

**Memo/Account Number:** Your Management Company ID -- Association ID -- Property Account Number (ex: 2526-618-XXXXXX)

**Monthly Payments:**

\$50 fee and 20% of original as down payment.

Email: [paymentplan@inframark.com](mailto:paymentplan@inframark.com)

**Kirsten (Manager)**

281-672-7247

[Kirsten.langford@inframark.com](mailto:Kirsten.langford@inframark.com)

**Lila (Assistant Manager)**

281-672-7245

[Lila.McKenzie@inframark.com](mailto:Lila.McKenzie@inframark.com)

**Crystal McKenzie (Porter)**

**Anne Wynn (Community Service Attendant)**

281-332-1067

[Anneliese.Wynn@inframark.com](mailto:Anneliese.Wynn@inframark.com)

**AMERIWASTE Pickup:**

**Monday & Thursday (trash)**

**Recycle: Monday**

**Heavy trash: Thursday**

**281-331-8400**

**\*Trash can only be put out 6pm the night before, no earlier\***

**Air Filters:**

10 x 10 = \$6

12 x 12 = \$4

14 x 14 = \$7

20 x 20 = \$4

20 x 25 = \$7

20 x 30 = \$8

**Gate / Facility Access:**

Key Fobs: \$16 ea.

Gate Remote: \$37 ea.

**REPLACEMENT BATTERIES FOR GATE**

**REMOTE: CR2032**

**(Residents must purchase replacements if needed)**

**Board Members:**

**President:** John Cross

**Vice-President:** Annie Moulder

**Director:** Valerie Kappel

**Treasurer:** Sandra Johnson

**Secretary:** Sharon Marsh

**VTL Home Improvement Standards**

Roof/ Shingle Color: Weather Wood

Fence Stain: Sherwin Williams Superdeck #3034 CEDAR – Solid

*\*Please see ACC Guidelines for more information\**

# What HOA Dues Cover

## (Homeowners) Landscaping and Yard Maintenance -Basic Landscape Maintenance

- Weeding front flowerbeds – on a 3-week cycle
- Treatment of ants and other insects
- Fertilization – 2x per year
- Insect treatment on front lawn
- Mowing and trimming of front yard
- Mulching of beds 1x per year
- Trimming of shrubs as needed
- Broken Sprinklers- Landscapers are responsible ONLY if they are the ones who broke them.

## Common Areas

- Access Gate Repair & Maintenance (Any gate repairs needed)
- Irrigation Repairs (Water pipe breakage or leaks)
- Pool Maintenance (includes Spa)
  - Cleaning
  - Balancing Chemicals
  - Breaker Repairs
  - General trouble shooting
- Driveway/Parking Maintenance
- Clubhouse Supplies
  - Cleaning Supplies
  - Office Supplies
  - Misc. Parts/Supplies
- Office Equipment Lease
- Community Center Expense
- Fitness Center Expense
- A/C Heating Maintenance
- HVAC Supplies/ Repair & Maintenance
- Electrical Repairs
- General Maintenance & Repairs
- Lighting Repair & Maintenance
- Pest Control
- Locks & Keys Repair & Maintenance
- Sign Maintenance
- Street Light Repair
- Street Repairs
- Building Maintenance & Repairs
- Fire Prevention & Protection
- Plumbing Repairs
- Audit
- Legal
- Administrative Services
- General Administrative
- Payment Processing/Collection
- Fitness Instructor
- Internet/Web Services
- Power-Street Lights
- Power-Recreation Center
- Water/ Sewer
- Gas Service
- Cable/Internet Service
- Trash Service
- Insurance
- Federal Income Tax
- Copies
- Postage
- Storage Fee
- Welcome Gifts
- YOM and Christmas Decorations
- Licenses/Fees/Permits
- Miscellaneous
- Capital Reserve Allocation
- Capital Reserve Contribution
- Landscaping:
  - Treatment of ants and other insects
  - Mowing
  - Trimming of shrubs and trees
  - Lake/Pond Maintenance
  - Lake fountain Maintenance

Full access to recreation center and other neighborhood amenities\*