**FAQs for Residents and Owners**

**Is Oakwood Villas a Condo Association?**

Oakwood Villas is a Property Owners’ Association (OVPOA); therefore, follows FL Statutes 720. The individual units are considered townhomes, and the unit owner owns the land.

**Do I need to register myself or my tenant?**

Yes. Please complete the registration form located under the Forms tab. This needs to be completed for each new tenant.

**Who maintains the building exteriors?**

Responsibility of exterior maintenance varies. Not all aspects of the units are covered by the documents of the association (see Governing Documents tab). Some limited examples are (NOT ALL INCLUSIVE):

Property owner’s responsibility:

* Landscaping on the owner’s property: Planting, removing plants, trimming overhanging trees and dead trees/bushes, mulching, and cannot present a safety hazard. Owners must follow OVPOA rules so not to damage buildings, roofs, walls, foundations, and allow easy access for repairs/maintenance. No planted trees/bushes within the courtyard.
* Sidewalks leading to units
* Windows, doors and door trim, gates, fences (including properly attaching to wall)
* Gutter installation and maintenance. (downspout is OVPOA responsibility). Maintenance of both is the owner’s responsibility.
* Any owner modification (or area that is affected by the modification of the unit) including walls, roofs, soffit, stucco (example: screened enclosures)
* Owner neglect causing damage or natural events (trees not trimmed, animal or pest infestation, storms or other perils)

Oakwood Villas Property Association (OVPOA) responsibility (when approved by the Board of Directors:

* Roof replacement and maintenance (due to age)
* Painting (due to age and after repairs). If owners want to paint their units they must use authorized colors purchased at PPG. Contact Office Manager for details.
* Downspout installation (not maintenance/cleaning)
* Wood repairs and maintenance (unless damaged by owner’s contractors)
* Stucco repairs and maintenance
* Common Area landscaping (limited trimming/edging on owner’s property
* Trimming of OVPOA Trees
* Pool and clubhouse
* Irrigation
* Exterior Property Fencing
* Amenities: Pool, Shuffleboard, Tennis / Pickle Ball Courts, Play Ground.

**Does the Association maintain insurance on the units?**

No. Owners must have an HO3 Insurance Policy that covers both the interior and exterior of the unit. Contact your insurance company for details. Owners must also obtain their own Wind Mitigation or 4-point inspection, if needed.

**Are there pet restrictions or a pet park?**

No. It is requested that no more than two dogs, and cats must not roam free (for their safety) due to pest control measures we are undertaking. No feeding of animals outside (to keep rodents away) and owners must clean up their patio area of pet waste **daily**, as a courtesy to your neighbors, worker’s health, and by Brevard County Code. OVPOA does demand all residents follow the Brevard County Code regarding animals, including proper leashing (no more than 6 feet long), picking up and disposing of pet waste, maintaining licenses and vaccinations. All complaints MUST be directed to Brevard Animal Control and notify the Office Manager.

**Are there rental restrictions?**

No. OVPOA expects owners to be responsible for their representatives and their tenants with expectations that they all receive and follow the rules of OVPOA. In addition, running basic background checks can help ensure the safety of the community, and prevent criminal activity on property. Owners are responsible for anything that occurs through the fault of their representative and tenants (fines, debris, animals, etc).

**How do I get access to the pool, clubhouse, tennis courts, etc.**

To use the pool and tennis courts you must complete an Amenity Request form located under the Forms tab and pay a $20 deposit for each key. This deposit is refundable. The clubhouse is open during office business hours, 8 to 4 Monday - Thursday, and 8 to 1 Friday (flexible). Pool hours are 9am to 9pm, but no later than dusk. The pool is heated during the colder months.

**What are the terms of the OVPOA dues? How are collections handled?**

The OVPOA dues are annual, due January 15th of each year. A 10% administration fee may apply to accounts not paid in full annually and restrictions on amenities and other services may incur if dues are not current. There are many options for making payments (mailing, auto deduction, payment at Truist Bank, payment drop-off at the office).

**Collections are taken seriously by OVPOA and sent to the attorney immediately, which will result in further collection fees, liens and foreclosures. In addition, late dues will cause restrictions on amenity access.**

**Who covers utilities?**

Owners cover their individual utilities. OVPOA is responsible for trash, common area lights, common area water for irrigation, and pool/clubhouse utilities.

**My unit is for sale and the inspection report has exterior repairs. How do we go about having items repaired?**

The owner must submit the OFFICIAL Inspection report and OVPOA Work Order to the office manager at oakwoodvillas@cfl.rr.com. OVPOA and/or employees will review the submission to determine what is covered by OVPOA and will contact you with the details. Currently, all work orders are handled on a first-come, first-served basis, and no priority is given to units for sale. However, we can provide a letter from OVPOA indicating what OVPOA is responsible for, so you can provide this to your prospective owner and their lender/agent.

**How many Parking Spots do I get?**

Each unit is assigned ONE parking spot. The current owner should provide this information. It will also be confirmed in the Estoppel. OVPOA does not get involved in parking-lot disputes, other than to confirm who is assigned to a specific spot. Towing is strictly enforced immediately for tag less vehicles and expired tags (over one year) in unassigned spots, and parking in any area that is not a designated parking spot. Also, any RV’s, trailers or boats are immediately towed. DO NOT have a moving truck pull onto the grass or sidewalk. This causes serious sidewalk and irrigation issues and Owners will be held solely responsible for any damage anywhere near the area of this vehicle.

**Does the Association maintain exterminating services?**

OVPOA maintains a sub-terranean termite bond which is renewed every year. However, Owners are responsible for ensuring the care of their mulch (leaving adequate space from the stucco cut). Owners are also responsible to ensure the stucco cut remains open and free from obtrusion. Any modification to the areas adjacent to the stucco (that will cover or turn soil) must be approved by the Architectural Review Committee (ARC) and OVPOA will contact the sub-terranean termite contractor to re-treat the area at the Owner’s cost.

Subterranean inspections are performed yearly for unit exteriors. Notifications will be made on Facebook to allow owners to have their units inspected at that time. The lawn service also sprays for fire ants in the common areas several times a year.

Any other extermination is the responsibility of the owner (carpenter bees, wasps, rodents, reptiles, racoons, strays, etc.). Please contact the Office Manager if you suspect a honeybee nest, and OVPOA will arrange to have them rescued and removed, free of charge.

**Is Oakwood Villas a 55+ Community?**

NO. OVPOA is an all-age community.

**Does Oakwood have Social Events?**

At this time, the Board may choose to have an event at their discretion, typically during Fall/Winter/Spring. OVPOA is looking for volunteers to help expand and plan social events. The Social Event Committee hosts BINGO, potlucks, BBQs, picnics, Easter egg hunts, Christmas gatherings, safety events, etc.