
COUNTRY CLUB VILLAGE CONDOMINIUMS INC.



COUNTRY CLUB VILLAGE CONDOMINIUMS INC. COMMUNITY IS PROUD TO CALL LAKE WALES HOME.

CCVC is a not for profit Florida corporation. Our owners/shareholders, homeowners' association Board of Directors, and property managers all work together to make this community beautiful, safe and friendly.

- The Board is an elected group of volunteers who range in age from mid-40s to mid-70s, have lived in the community an average of 5 years, and have a diverse employment background. The Board has strong skills in financial and business management which have been critical to the proper management of a 30+ year old community of 80 units and 16 Villas.
- The Board and the property managers proactively communicate with owners via a variety of methods including postal mail, mailbox postings, email and a community website. The Board meets monthly in person - owners are encouraged to attend - and hosts an annual meeting in the winter.
- The association is in a strong financial position moving toward a fully funded capital reserve account as required by law. Approximately 25% of our monthly fees are earmarked for capital improvements in our community. This Capital Reserve accumulation has allowed the association to borrow significant funds to accelerate completion of several major restoration projects. This proactive approach, which includes a biannual reserve study, significantly decreases the likelihood of unexpected special assessments.
- Approximately 20% of our owners have lived during the winter in our community for more than 15 years, 40% for more than 10 years and 75% for more than 5 years. Our community of interested, supportive and reliable owners is demonstrated by our low occurrence of delinquencies.
- We have thoughtful processes and procedures related to owner requests, vendor/contractor scopes of work and bidding, as well as management of contractors on our property. We have our own full time maintenance staff so you can feel comfortable with the safety and quality of the work performed in our community. Adjacent to each unit is a designated parking spot with guest parking near. Community events are available for owners, if they wish to participate – events such as monthly Pot luck parties and Golf and pizza parties.
- Our facility includes a recently refinished and beautiful swimming pool and hot tub that is connected to a club room. The club room is air conditioned and has its own fully equipped kitchen that is available for resident's private functions.
- On December 18th 2016, Our community will officially be taken out of the flood plain designation. This will allow all units to be mortgaged with FHA backed instruments. This allows easier sales and lower cost monthly payments.
- There are two other communities within the Country Club Property consisting of single family homes and Villas. They have their own home owner associations but we work together on joint projects.
- Our property is surrounded by a Donald Ross golf course (Lake Wales Country Club) where seasonal memberships are available at very reasonable rates.

If you have any questions regarding the community, please contact our Property Manager, Karl at 863-324-5100 - STAMBAUGH, INC. (stambaughinc@verizon.net).