
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.

As one of the premier communities in central Florida, CCVC is a thriving and well managed combination of single family villas and 10 - 8-unit condominiums. The community's architect was a Frenchman. However,

the style is decidedly Spanish.

- 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 with fully funded capital reserve accounts 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 interested, supportive and reliable owners is demonstrated by our almost no 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 weekly craft and trivia events and monthly Pot luck parties and Golf/pizza parties.

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- 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.



- 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).

About Lake Wales

The City of Lake Wales Florida is located in Polk County and lies among rolling hills on the highest ground in peninsular Florida. In the valleys around Lake Wales, there are many clear lakes that furnish year-round recreational opportunities. The city is located in the geographical center of the Florida peninsula, and is accessible by U.S. Highway 27 (north / south) and State Highway 60 (east / west). Interstate 4 crosses the state 25 miles north of Lake Wales, and both the Tampa and Orlando International Airports are approximately 1 hour's drive away. Population: 15,362 (Bureau of Economic & Business Research, Univ of Florida) Area: 20.14 square miles

Climate

Lake Wales, FL climate is hot during summer when temperatures tend to be in the 80's and mild during winter when temperatures tend to be in the 60's. The warmest month of the year is July with an average maximum temperature of 91 °F, while the coldest month of the year is January with an average minimum temperature of 49.30 °F. Temperature variations between night and day tend to be fairly limited during summer with a difference that can reach 19 degrees Fahrenheit, and moderate during winter with an average difference of 24 °F. The annual average precipitation at Lake Wales is 47.70 Inches. Summer months tend to be wetter than winter months. The wettest on the of the year is July with an average rainfall of 7.45 Inches.

History

Lake Wales, Florida was founded in 1911 by the Lake Wales Land Company, a group of businessmen who purchased 5,000 acres in the hilly wilderness around Lake Wailes, a pristine lake named after Sydney Wailes, a land agent employed by the State of Florida after the Civil War. The first settlers arrived in 1911, the town was incorporated in 1917, and the City of Lake Wales was granted its municipal charter in 1921. (Source: Lake Wales official Web site)

Attractions

Downtown Murals
Bok Tower Gardens

Camp Mack River Resort
Depot Museum

Florida Skydiving
Lake Wales Little Theatre

Legoland in Florida
Spook Hill