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# COUNTRY CLUB VILLAGE CONDOMINIUMS INC.

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## 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.

## LWVC Villas

Lake Wales Village Condominium Association Inc. (COA) is a unique blend of 10 Condominium buildings with 8 units and 16 Villas. All Villas have an outstanding view of the Lake Wales Country Club's 9<sup>th</sup> and/or 6<sup>th</sup> fairways.

Being single family homes with well defined boundaries give Villa owners the independence from what can be very restrictive rules associated with Condominiums while enjoying the benefits of belonging to a COA.

The common areas outside of the Villa lots are beautifully landscaped and maintained. The Villa owners have full access to the community pool and club house and can use the guest parking areas adjacent to all the Condominium buildings.

The Villa owners pay a reduced COA fee each month. The COA membership includes the following amenities: -Drinking and irrigation water (Usually paid by the home owner outside of the HOA or POA)

- a) Sewer (the COA owns and maintains its own sewage plant) (some of phase 2 and 3 pay outside of their HOA/PAO)
- b) Management fee. The COA is professionally managed by Stambaugh.
- c) Maintenance of the pool and Club House buildings
- d) The COA fulltime maintenance technician
- e) Common area utilities
- f) Private post box
- g) Provide irrigation water for Villa lot yards (Separate from the drinking water)
- h) Common area maintenance
- i) Common area Mulch
- j) Curbside trash removal including garden waste
- k) Reserves
- l) Road maintenance
- m) Street Lighting
- n) Storm water drainage system.

As part of the COA (vs an HOA or POA), Villa owners enjoy property tax reduction of about \$700 per year. Additionally, when considering the COA costs with other, seemingly lower HOA and POA fees, its important to value drinking, irrigation water,



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sewer cost, which are included in the reduced COA fee. On balance, Villa owners enjoy all the benefits of the COA while maintaining the independence of a single family home.



- Our property is surrounded by a Donald Ross golf course (Lake Wales Country Club) where seasonal memberships are available at very reasonable rates.

- 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.



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

Because of the region's rich soil and warm climate, citrus has been a major contributor to the local economy since the earliest days of Lake Wales. Recently, the area has been successful in attracting light manufacturing, construction and electronics firms.

## 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 men of the Lake Wales Land Company believed that the plentiful pine forests would form the basis of a thriving turpentine and lumber industry, the sandy soil would be ideal for growing grapefruit, oranges and other citrus, and the rolling hills would be the perfect site for a town. 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)