



**Administration Office**  
**401 Walnut St, Poinciana, FL 34759-4329**  
**Office (863)-427-0900 - Fax (863) 427-2404**

Dear Property Owner:

Welcome!

On behalf of Poinciana Villages and property manager Mark Maldonado, LCAM, we would like to welcome you to your new home and community. As an introduction, First Service Residential is the nation's leading property management company and has been retained by your Board of Directors as the managing agent for your Association. Working under the Board's direction, First Service Residential oversees administrative and operational management responsibilities for your community.

Poinciana is a Planned Unit Development (PUD) with a Community Association Organization to which everyone owning a lot or home in Poinciana is a member upon deeding of property. **Membership in the Poinciana Association is Mandatory.**

The enforcement of the Restrictive Covenants contained in the Deed of Restrictions: by the APV staff, help insure that building and land use conform to the overall of the PUD.

Each Village has its own Poinciana Village Association of which you are also a member by virtue of owning a home/lot in that Village. Each Village Association is a member of the overall Master Association (Umbrella), the Association of Poinciana Villages, Inc. (APV)

The purpose of the Association is to maintain the commonly owned areas in the HOA, and to preserve and protect the value of the properties. The Association Dues you pay for services are set annually by the Board of Directors. The Association Dues for the year 2026 are \$1,200.00 for homes and \$420.00 for vacant lots; billed once annually prior to January or on a prorated basis as of the date your lot is deeded. You may choose to pay annually which payment is due by January 1st. Accounts that pay monthly will not be billed monthly, homes are to pay \$100.00 including bulk services and vacant lots are to pay \$35.00 each month. Each Homeowner is responsible for sending the monthly payment on the 1<sup>st</sup> of every month. Note: Payments are due on the 1<sup>st</sup> of each month, please mail payment in a timely manner.

The Association provides Spectrum bulk cable and internet services for every home in Poinciana at a significant discount to APV residents.

**What you receive monthly:**

- Spectrum TV Platinum: TV Select, Digi Tier 1 and Digi Tier 2 plus 2 Free Spectrum Receivers and 1 Free Digital Video Recorder (DVR), Free Spectrum TV App, 50,000 on Demand titles, Free HD
- Spectrum Internet Ultra: 600 Mbps x 20 Mbps with in-home equipment, including 1 Free modem and router, Unlimited bandwidth with no data caps.

The Association works with an approved budget by the Board of Directors in the month of October every calendar year.

The Association resources provide for items including but not limited to, street lighting throughout Poinciana, Common area maintenance, assessment billing, construction and monitoring adherence and enforcement of the community covenants, design control and signage standards. Other examples of what your association dues also provide; maintenance of the 3 Community Centers, fitness center, 2 community pools, the Administration Building and 3 Public Works Buildings, multiple parks within the community and mowing of hundreds of miles of roadsides, maintenance of the drainage system throughout Poinciana, vehicles utilized within the various APV Departments: heavy maintenance equipment, organizing and support of your civic and athletic activities. Association dues do not provide for residential lot mowing or trash removal from your lot.

There are 6 Master Board meetings yearly. All members of the association (deeded homeowners) are welcome to attend all meetings. Upon a quorum from the Master Board, all meetings will be conducted at the scheduled date & time listed below. The board meetings are announced at the Administration Building, Pioneer newspaper & digital bulletin board located at Marigold Ave next to the Tony DePalma Community Center.

**2026 MASTER BOARD MEETING SCHEDULE**

1.	FEBRUARY 10 <sup>th</sup>	ANNUAL ELECTIONS	7:AM TO 7:PM
2.	FEBRUARY 11 <sup>th</sup>	BOARD MEETING	9:00 AM
3.	APRIL 14 <sup>th</sup>	BOARD MEETING	9:00 AM
4.	JUNE 9 <sup>th</sup>	BOARD MEETING	9:00 AM
5.	AUGUST 11 <sup>th</sup>	BOARD MEETING	9:00 AM
6.	OCTOBER 13 <sup>th</sup>	BOARD MEETING	9:00 AM

The Manager of the Association of Poinciana Villages (APV) is responsible for the day-to-day operation of the Association, Public Works Department, Community Center, Recreation Center, Community Service Department, Accounting and Administration Departments. Responsibility also extends the enforcement of the Poinciana Subdivision Covenants, Design Control Board Criteria and Signage Criteria, publishing of the monthly newsletter; the Pioneer delivered to each home and also available online at our [www.apvcommunity.com](http://www.apvcommunity.com), and the overseeing of all APV sponsored programs. The manager takes direction from the Board of Directors. Those on the Board of Directors are volunteers, elected by the community.

For further information pertaining to Polk County Tax, Road & Bridges, Trash pick-up, bulk debris, etc. please contact (863) 519-7900. For Osceola County Tax, Road & Bridges, Trash pick-up, bulk debris, etc. please contact (407) 742-2275.

If you have questions regarding your account, please contact Association of Poinciana Villages at (863) 427-0900 between the hours of 8:00 am to 5:00 pm. For your convenience, a payment drop box is located at our Administration office.

Listed below is part of our directory for assistance.

Administration Dept: (863) 427-0900

Community Service Dept./Design Control Board: (863) 313-9300

Lifestyles Dept. (863) 427-0900 option 4

Public Works Dept: (863) 427-0900 option 5

Respectfully,  
Association of Poinciana Villages, Inc.