CENTRAL VIERA COMMUNITY ASSOCIATION

Community Newsletter | Annual Members Meeting & 2027 Budget Recap | October 2026

$280	$260	$0
Per Point – Most CVCA Owners	**Per Point – Village Properties**	**Increase From 2026**
$260 common area + $20 lake & drainage	*Common area only*	*Assessment rates held flat for 2027*

2027 assessments are not increasing. At the October 1, 2026, Annual Members Meeting and following Board meeting, the CVCA Board approved the 2027 budget with no change to the per-point assessment. Each residential platted lot is assessed one point, so most homeowners will pay **$280.00 for the year** (Village properties: **$260.00**). Assessments are due January 1, 2027, and become late February 1, 2027, and a $20.00 late fee applies.

STORMWATER REPORT

Each year, Fairway Management walks and visually inspects the CVCA master stormwater system for CVCA. The system runs on gravity: lakes are linked by underground pipes, and outfall structures are set at the heights the engineers designed. St. Johns River Water Management District and Brevard County would perfom an inspection every two years; CVCA inspects every year. The bottom line from this year's inspection: the system is sound, working as designed, and expected to perform properly during storms.

- **What was inspected:** 5 zones, more than 20 lakes and canals, and the 4 exit canals (Four, Six, Seven and Eight Mile Canals).
- **Findings:** only minor, expected issues and no signs of failure. All four exit canals were in good condition.
- **Repairs made:** 10 erosion and washout points were fixed along the Six Mile Canal, including washouts at headwalls and gaps under pipe ends.
- **Clean-up:** overgrowth was cut back at 11 sites and sediment cleared at 2 sites. Grates and drains were cleared of debris, including a beach ball found in an outfall structure.
- **Note:** Inspections by Fairway Management are visual only. Inspections are not performed by a certified engineer.
- **Ongoing:** treating invasive plants, replacing rusted storm grates, and monitoring sediment and recent repairs.
- **Funding:** routine repairs come from the $158,500 lake and drainage budget, funded by the $20-per-point charge. About $230,000 is held in stormwater reserves.
- **Who maintains what:** CVCA maintains the master stormwater system north of Wickham Road and west of I-95. Other lakes may belong to your district association or the Viera Stewardship District. Depending on location.
- **How you can help:** have your lawn crew blow clippings away from lakes (clippings feed algae) and keep yard debris and trash out of street drains.

PARKS & LANDSCAPING

- Annual flower change-out is scheduled in October; winter tree and palm trimming begins October 19.
- Freeze-damage replacements are about 99% complete; cut-back plants have recovered well.
- Fresh playground mulch installed at Eastwind and La Roca Parks; fall mulching is now getting underway.
- Town Center Park**:** new playground equipment is on order, with delivery expected in the coming weeks.
- New soccer goals at Palmetto Park; upgraded cameras at North Solerno Park; graffiti painted over in the Pineda underpass tunnels; faded shared-trail signs being replaced; security patrols are still patrolling CVCA Parks, reminder no parking after dusk the Parks are closed.

COMMUNITY REMINDERS

- **Snipe signs:** crews remove 100+ roadside signs every week. Please avoid hiring companies that post them, it only encourages them to post more of them.
- **Pay on time:** unpaid assessments follow the Association's collection policy, including late notices, intent-to-lien letters, and referral to the collection attorney.
- **Property upkeep:** commercial properties, like homes, must keep their sites maintained; Management continues covenant enforcement where needed.
- **See something in a park?** Fairway checks parks daily, however, if you see something that needs attention, please contact Fairway Management at 321-777-7575 so we can address it quickly.

KEY 2027 ASSESSMENT DATES

January 1, 2027	February 1, 2027	July 2027
2027 Annual Assessment Due	Payment late; $20.00 late fee applies	2nd Half of Bulk Cable Assessment Due