

Frequently Asked Questions

The Marsh Landing Villa II HOA does not own any property.

All lots are owned by the individual owners.

They are attached single family homes.

- **Assessments**

Question: What are the current Marsh Landing Villa II HOA assessments?

Answer: The 2025 Marsh Landing Villa II HOA assessment is \$550.00 per quarter.

Question: When are the regular assessments due?

Answer: Assessments are due on or before the start of each quarter: January 1st, April 1st, July 1st, and October 1st.

Question: Will I receive an Invoice each quarter?

Answer: Florida statutes do not require the Association to send Invoices. All owners are sent a quarterly reminder of the status of their account each quarter. Automatic payments can be set up with most banks or through the KPG Accounting Services to pay this obligation.

Question: What does the Marsh Landing Villa II HOA quarterly Assessments include?

Answer: The regular Marsh Landing Villa II HOA quarterly assessments include *basic lawn care, lawn irrigation (as allowed), reserve funding for exterior painting, reserve funding for roof replacement. *[Includes turf fertilization & pest control, shrub trimming, annual trimming of Sable Palms, and mulching fronts of buildings.

- **Property**

Question: Am I able to modify the exterior of my villa?

Answer: Villa II owners must follow Marsh Landing Architectural Modification Committee Specifications and get prior approval from the Boards of Directors of Villa II and Marsh Landing Community Association.

Frequently Asked Questions

Question: What are the exterior paint colors of the buildings?

Answer: Base Color: Universal Khaki Sherwin-Williams SW 6150
Trim: Panda White Sherwin-Williams SW 6147

Question: When were the buildings last painted?

Answer: The buildings were last painted in November – December 2023.

Question: Who is responsible for replacement of sod, trees, and/or bushes?

Answer: The property owner.

Question: Who is responsible for Water/Sewer and Power services.

Answer: The owner is responsible for these services. (Irrigation water is provided by Villa II.) Contact Bonita Springs Utilities for water and Florida Power & Light (FPL) for electricity.

• Leases

Question: Will I be able to lease my unit?

Answer: Yes, units are allowed to be leased after you have owned the property for at least 36 months.

Question: What is the minimum lease period?

Answer: The minimum lease period is 60 days.

Question: Is there a limit on how many times per year a unit can be leased?

Answer: Yes, a unit can be leased a maximum of three (3) times per year.

• Insurance

Question: Who is responsible for insurance coverage?

Answer: Since the Villa II HOA does not own any property; the individual homeowners are responsible to cover their own property.

Question: Will I need to purchase Flood Insurance?

Answer: Most of the lots within Villa II are currently listed as being in a flood zone. If you have a mortgage, your lender will

Frequently Asked Questions

require you to purchase flood insurance. Many owners have chosen to purchased flood insurance as any water damage is not usually covered by regular homeowners insurance policies.

Question: Who is responsible for any damage to Villa II roofs and/or buildings?

Answer: The individual owners are responsible.

Question: When were the roofs replaced?

Answer: The roofs were last replaced in December 2015 – January 2016.

Question: How do I obtain a Wind Mitigation Report for my property?

Answer: This would be done in conjunction with your individual homeowner insurance policy through your insurance agent.

- **Other**

Question: Whom should I contact if I have and question(s) or concern?

Answer: Please contact our Property Manager with any question and/or concern(s).

Question: How many units are there in Villa II?

Answer: 47 Villa Homes.