

Villages of GlenLakes Homeowners Association - Villa 1

Lakeside (Villa 1A) and GlenHills (Villa 1B)

Villa 1 Residents,

The Villa 1 Board of Directors is issuing this notification regarding a significant change in the operational structure of the Lakeside and GlenHills communities, effective July 1, 2026.

Our Villa 1 community is a sub-association within the master association, and the Villa 1 Homeowners Association operates as a registered non-profit entity with the State of Florida, as do all other sub-associations within GlenLakes. For many years, Villa 1 has operated semi-independently in conjunction with the Master Homeowners Association (MHOA). However, this arrangement was canceled as of March 13, 2026.

The Villa 1 board was informed that FSR would cease providing services to support Villa 1 operations, necessitating the negotiation of a new contract with FSR or the engagement of an alternative management company.

The Villa 1 board has opted to transfer all Villa 1 specific property management operations to a firm located in Spring Hill. The Villa 1 board met and approved the engagement of PMI Nature Coast (PMI), through a one-year contract, to perform transition functions collaboratively with FSR to facilitate a seamless transition for our residents within Lakeside and GlenHills. This transition will entail establishing resident accounts with historical information transferred from FSR, including payment records and balances for roof cleaning and house painting funds. All bank funds will be reconciled and transferred to Villa 1 management with PMI.

Residents will soon receive information from PMI regarding the July assessment for third-quarter dues. The payment of the dues will include the combined Villa 1 and MHOA dues to avoid confusion and the necessity to manage two different payment systems.

Additional information will be provided in June outlining the payment processes, and methods, available with the exact amount required for payment.

Your July 2026 dues payment will be made to PMI Nature Coast and NOT to First Service Residential.

Please be on the lookout for physical mail/email sent to your primary addresses as listed with the Hernando County Property Appraisers office. The Villa 1 board will also post information on our website, glenhills.net, directing residents to resources for the transition and to the PMI resident portal for Villa 1.

In addition, there will be a Villa 1 community Meet & Greet with PMI at the date and time listed below.

- June 23, 2026 @ 6:30pm – 8:00pm
- GlenLakes Club – Ballroom

The gathering will allow PMI to discuss important transition information and enable residents to pose questions to PMI and the Villa 1 board.

Over the past several years, the Villa 1 Board of Directors has been addressing numerous issues related to the operation of the Lakeside and GlenHills communities in collaboration with the MHOA/FSR. The board has consistently endeavored to be as timely and cost effective while ensuring the efficient continuation of normal operational functions through First Service Residential (FSR) and the MHOA. As we transition to operating more independently, the board remains committed to seeking information and resources specific to Villa 1 concerning resources belonging to the Villa 1 HOA.

Villa 1 remains a member of the GlenLakes MHOA, as do the other villa sub-associations. Consequently, we will adhere to the provisions of the MHOA governing documents, just as all residents in GlenLakes do.

Items such as the ARC approval for modifications will continue to function as before. Fines for violations will still be processed by the MHOA/FSR. Roads and other community common areas and assets will be maintained by the MHOA and supported by that portion of the quarterly assessment.

For Villa 1, there are several common areas, including the community pool, that will be maintained by our association. Lakeside residents have historically not been required to participate in the funding of the community pool operations, and that will continue. Lakeside residents are, of course, welcome to participate in the use of the pool by paying the quarterly assessment. Anyone wishing to do so should contact a Villa 1 board member, and we will initiate the process.

This notice will undoubtedly generate more questions than it answers, and the Villa 1 board is available to provide as much information as we have available at your convenience during normal business hours during the week. The board is all volunteer, and some still have full-time jobs and busy personal lives.

If you wish to ask general questions, please send an email to president@glenhills.net, and it will be forwarded to Jeff Worboys - President.

There may be alterations and clarifications to some of the information provided here as we move forward, but the Villa 1 board feels that we need to get as much information to you as soon as possible.

Please return to our website (glenhills.net) or the PMI portal when established for additional information and guidance.

Thank you as always for your support in helping us maintain a great community to live in.

Sincerely,

The Villages of GlenLakes Homeowners Association Villa 1 - Board of Directors

Jeff Worboys – President
Jim Peterson – Vice President
Sharon Savicki – Secretary
Matt Cieutat - Treasurer
John Sim – Member at Large