



# Atlantica Isles @ Beachwalk

## Welcome to Atlantica Isles

Thank you for considering a home purchase in our private gated community.

Homes in Atlantica Isles were custom built by Americrest Builders and Dreamfinders. Following is a detailed explanation of why our HOA dues are somewhat higher than other Beachwalk communities and what services our fees cover over and above our gated entry.

1. Unlike the other five Beachwalk Communities, Atlantica Isles has its own Landscaping and Irrigation company which provides for mowing, edging, weed eating, blowing, hedge trimming, flower bed weeding, fertilization, insecticide, and herbicide treatments for all the Homeowner lots and Common areas which keeps the Community looking clean and well-kept and makes this a true lock-and-leave community.
2. All Irrigation infrastructure and sprinkler systems maintenance are maintained by the HOA and covered by dues.
3. In addition, we have three beautiful Ponds with fountains and fountain lights that are maintained by our HOA dues.
4. INSURANCE for the exterior portions of all of the buildings (homes) and roofs throughout the community is covered by HOA dues. This potentially reduces the costs of your homeowners insurance premiums.
5. Termite bond and exterior home pest control is provided by McCalls and is covered by your HOA dues.

Our community has two DIRECT and EXCLUSIVE access pathways to the West Beach, Lagoon and Clubhouse. In addition, there is a future golf cart and pedestrian access point in our gated community leading to the growing retail area along the south end of the lagoon.

The HOA Board reviews all contracts annually and, through competitive bidding, keeps costs as low as possible. These economies of scale provide for significantly lower aggregate costs for these services, much lower than what an individual homeowner could arrange by self contracting the work, keeping that consistent and well-maintained look.

Again, thank you for considering a home purchase in Atlantica Isles.

Atlantica Isles HOA Board