

# VIERA EAST COMMUNITY ASSOCIATION

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Dear Homeowner,

At the budget meeting held on November 18, 2025, the Board of Directors adopted a 2026 budget that sets the assessment at \$240.00 per unit. Among the reasons for this increase are the continuing rise in the costs of goods and services, the need to address deterioration of the VECA-owned walls around Hammock Lakes, Hammock Trace, and Herons' Landing, increased landscaping costs, and a change in the landscape provider.

The Board continues to review and approve landscape renovation projects throughout the community while seeing to the day-to-day maintenance needs. Bill Oakley and his team of volunteers continue to improve and maintain the Florida-Friendly Butterfly Garden in Suseda Park, which is open to all.

All residents are encouraged to register with the association through Fairway Management's website, [www.fairwaymgmt.com](http://www.fairwaymgmt.com). By providing your e-mail address, you will be sent notifications of upcoming meetings, events, and other important association information. Residents are also encouraged to visit [www.vecainc.com](http://www.vecainc.com) to obtain association information.

Again, this year, we have observed an increasing number of estate sales in the community. Please be advised that while estate sales are often performed through a third party, they are subject to the same requirements as a yard or garage sale. If you are planning to hold an estate sale in the coming year, please contact Fairway Management at (321) 777-7575 for the most current information. Third-party estate sale signs that are improperly posted may be removed and disposed of. And, as a reminder to any resident planning to hold a yard sale, you must use the pre-approved signs, which are available at the offices of Fairway Management.

The VECA board of directors for this year is as follows: James McSeveney, President; Diane Briggs, Vice President; Camille Blackburn, Secretary; Craig Ryan, Treasurer; and Jamie Carr, Director at Large. Questions or concerns for the board members may be presented in person at any board meeting or sent via email to [Monte@fairwaymgmt.com](mailto:Monte@fairwaymgmt.com).

A copy of the 2026 budget is available, at no charge, by visiting [www.vecainc.com](http://www.vecainc.com) or by contacting Fairway Management at (321) 777-7575 or [monte@fairwaymgmt.com](mailto:monte@fairwaymgmt.com). The association's annual financial statements will be made available to members, at no charge, by March 1, 2026.

To all – We hope your holidays, however you celebrate, are joyous!

