

# VIERA EAST COMMUNITY ASSOCIATION

---

Dear Homeowner,

At the budget meeting conducted on October 30, 2024, the Board of Directors adopted a budget for 2025 that sets the assessment at \$225.00 per unit. Among the reasons for this increase are the continuing rise in the costs of goods and services, the need to address the deterioration of the VECA owned walls around Hammock Lakes, Hammock Trace and Herons' Landing, the repair of the pavilion and the construction of new pickleball courts in Clubhouse Park.

The Board continues to review and approve landscape renovation projects through 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 are as follows: James McSeveney, President; Bill Macheras, Vice President; Diane Briggs, Secretary; Camille Blackburn, Treasurer and Craig Ryan, Director at Large. Questions or concerns for the board members may be presented in person at any board meeting or may be sent via email to [ericbyrd@fairwaymgmt.com](mailto:ericbyrd@fairwaymgmt.com).

The next regular meeting of the Viera East Community Association Board of Directors will be held on Thursday, January 16, 2025, at 5:30 p.m. The meeting will be held at Faith Viera Lutheran Church, 5550 Faith Dr., Viera. All members of Viera East are welcome to attend.

**A copy of the 2025 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 [ericbyrd@fairwaymgmt.com](mailto:ericbyrd@fairwaymgmt.com).** The association's annual financial statements will be made available to members, at no charge, by March 1, 2025.

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

