

WESTLAND PLAZA GARDENS CONDOMINIUM ASSOCIATION, INC.

1300 W 53rd Street, Hialeah, FL 33012

info@westlandplazagardens.com

Date: 03/31/2025
To: (2 Br / 1.5 Ba) Unit Owners
From: Board of Directors, Westland Plaza Gardens Condominium, Inc.
Subject: **SPECIAL ASSESSMENT APPROVAL NOTICE**

Dear Unit Owner,

Following the Special Board Meeting held on **March 21, 2025**, the Board of Directors has approved a **Special Assessment** to cover the overdue water and sewer bill in the amount of **\$68,562.35** as well as for the 40 year recertification in the amount of **\$115,274.40**. You are responsible for your proportionate share of this assessment (**2.9%**), as determined by the condominium governing documents. The payment details are as follows:

Cost breakdown:

- Water bill payment: **\$1,988.31 one time payment** interest free by April 18th or **\$59.59** for **36-months** which includes the 5% interest that the city charges us.
- 40 years: **\$3,030.50 one time payment** interest free by April 18th or **\$96.35 for 36-months** which includes the 8.99% interest offered by the lender.

Your total responsibility:

- Option 1: **\$5,018.81** by check to be received via mail by April 18th to:
 - Westland Plaza Gardens Condominium, Inc.
1300 W 53rd St Ofc #39 Hialeah, FL 33012
(You can also send a “Bill Pay” through your bank as long as it arrives before this day)
- Option 2: **\$155.94** per month for 36 months starting on May 1st, 2025.

We encourage you to save on interest by paying the full amount before April 18th, but the choice is yours. The option for paying in full is valid until **April 18th, 2025** at which point you will automatically enter into the payment plan starting on **May 1st, 2025** and your first payment will be expected by **May 10th, 2025**, and your last payment will be due by **April 10th, 2028**. Payments will be expected to be mailed together with your monthly maintenance payment.

Sincerely,

Felix Garcia, President

Board of Directors

Westland Plaza Gardens Condominium Association

WESTLAND PLAZA GARDENS CONDOMINIUM ASSOCIATION, INC.

1300 W 53rd Street, Hialeah, FL 33012

info@westlandplazagardens.com

Date: 03/31/2025
To: (1 Br / 1.5 Ba) All Unit Owners
From: Board of Directors, Westland Plaza Gardens Condominium, Inc.
Subject: **SPECIAL ASSESSMENT APPROVAL NOTICE**

Dear Unit Owner,

Following the Special Board Meeting held on **March 21, 2025**, the Board of Directors has approved a **Special Assessment** to cover the overdue water and sewer bill in the amount of **\$68,562.35** as well as for the 40 year recertification in the amount of **\$115,274.40**. You are responsible for your proportionate share of this assessment (**2.2%**), as determined by the condominium governing documents. The payment details are as follows:

Cost breakdown:

- Water bill payment: **\$1,508.37 one time payment** interest free by April 18th or **\$45.21** for **36-months** which includes the 5% interest that the city charges us.
- 40 years: **\$2,536.04 one time payment** interest free by April 18th or **\$80.63 for 36-months** which includes the 8.99% interest offered by the lender.

Your total responsibility:

- Option 1: **\$4,044.41** by check to be received via mail by April 18th to:
 - Westland Plaza Gardens Condominium, Inc.
1300 W 53rd St Ofc #39 Hialeah, FL 33012
(You can also send a “Bill Pay” through your bank as long as it arrives before this day)
- Option 2: **\$125.84** per month for 36 months starting on May 1st, 2025.

We encourage you to save on interest by paying the full amount before April 18th, but the choice is yours. The option for paying in full is valid until **April 18th, 2025** at which point you will automatically enter into the payment plan starting on **May 1st, 2025** and your first payment will be expected by **May 10th, 2025**, and your last payment will be due by **April 10th, 2028**. Payments will be expected to be mailed together with your monthly maintenance payment.

Sincerely,

Felix Garcia, President

Board of Directors

Westland Plaza Gardens Condominium Association

WESTLAND PLAZA GARDENS CONDOMINIUM ASSOCIATION, INC.

1300 W 53rd Street, Hialeah, FL 33012

info@westlandplazagardens.com

Date: 03/31/2025
To: (1 Br / 1 Ba) Unit Owners
From: Board of Directors, Westland Plaza Gardens Condominium, Inc.
Subject: SPECIAL ASSESSMENT APPROVAL NOTICE

Dear Unit Owner,

Following the Special Board Meeting held on **March 21, 2025**, the Board of Directors has approved a **Special Assessment** to cover the overdue water and sewer bill in the amount of **\$68,562.35** as well as for the 40 year recertification in the amount of **\$115,274.40**. You are responsible for your proportionate share of this assessment (**2.0%**), as determined by the condominium governing documents. The payment details are as follows:

Cost breakdown:

- Water bill payment: **\$1,371.25 one time payment** interest free by April 18th or **\$41.10** for **36-months** which includes the 5% interest that the city charges us.
- 40 years: **\$2,305.49 one time payment** interest free by April 18th or **\$73.30 for 36-months** which includes the 8.99% interest offered by the lender.

Your total responsibility:

- Option 1: **\$3,676.74** by check to be received via mail by April 18th to:
 - Westland Plaza Gardens Condominium, Inc.
1300 W 53rd St Ofc #39 Hialeah, FL 33012
(You can also send a “Bill Pay” through your bank as long as it arrives before this day)
- Option 2: **\$114.40** per month for 36 months starting on May 1st, 2025.

We encourage you to save on interest by paying the full amount before April 18th, but the choice is yours. The option for paying in full is valid until **April 18th, 2025** at which point you will automatically enter into the payment plan starting on **May 1st, 2025** and your first payment will be expected by **May 10th, 2025** and your last payment will be due by **April 10th, 2028**. Payments will be expected to be mailed together with your monthly maintenance payment.

Sincerely,

Felix Garcia, President

Board of Directors

Westland Plaza Gardens Condominium Association