TRILOGY® ORLANDO

HOA MADE SIMPLE

COMMUNITY MEMBERSHIP Magnolia House is an HOA club which delivers an experience unlike any other. The club intends to provide the following amenities and more. Membership is reserved exclusively for residents of Trilogy® Orlando.

- Exclusive membership to the 57,000 Sq. Ft. Magnolia House
- Signature Restaurant, The Grille
- Game and card rooms
- Resort indoor/outdoor pool
- Resort-style hot tubs
- Expansive fitness facility with TechnoGym® equipment and movement studio
- Multiple tennis, pickleball and bocce courts
- Artisan studio
- Concierge Service
- Meeting and multi-purpose spaces
- 6,000 Sq. Ft. event center
- MyTrilogyLife.com
- Full resort team
- Controlled-access gate
- Cable TV with tier 1 & 2 services
- 60 Mbps internet with telephone service
- Common area maintenance
- Dedicated on site HOA team
- Lawn care landscape maintenance (pesticide, mowing, trimming, edging, fertilization and weeding)
- Security monitoring
- Street lighting
- Utilities associated with common area and amenities

	Eligibility	Monthly HOA Dues[1]	Member Account	Capital Contribution One-Time Reserve Fund	Community Development District
CASCADES OF GROVELAND HOA	All owners of homes within the Cascades at Groveland	$396	Included	$1,188 3 months of the current Monthly Assessment plus an estoppel fee is due at the close of escrow	$484.69 Yearly

[1]fees and dues are subject to change.

LEARN MORE memberdesk@trilogyresort.com | 352-557-3033 | 100 Falling Acorn Ave, Groveland, Florida 34736 | Join the Movement. Live Happier.®

FREQUENTLY ASKED QUESTIONS

TRILOGY® ORLANDO HOMEOWNERS

Are dues expected to increase?

We anticipate that dues could increase modestly over time reflective of increasing costs of operating.

What are my HOA privileges at the club?

The Club is a Common Area facility accessible by all members of the association in good standing.

What is the difference between BlueStar Resort & Golf and the HOA?

The HOA owns the club and the community facilities. The HOA employs BlueStar Resort & Golf, a boutique club management firm specializing in the management and operation of club facilities.

What cable company is provided in my HOA dues?

Spectrum® is currently the provider for Internet, phone and the tier 1 & 2 cable service. Property owners may elect to upgrade cable and internet services at their own cost.

What does the Community Development District Fee Cover?

This fee covers the retention ponds and storm drainage.

Is lawn care covered within my HOA dues?

Front and back landscaping are included. The HOA maintains what is installed at the time of closing – anything added after is the responsibly of the owner.

As a member, may I bring guests to the Club?

Magnolia House gladly welcomes your friends and family to visit. The goal of the club is to be accommodating as possible without interfering with the experience of Members. Guests must be registered at Concierge Desk in order to participate in any activities at the club. Residents are responsible for their guest's actions.

What is the PC Services Lawsuit?

PC Services filed a lawsuit against the HOA in 2012. A judge recently entered judgments totaling $5.4M in favor of PC Services. The HOA is in the process of appealing these judgments. While Shea was not a party to this lawsuit, we are assisting the HOA in challenging these judgments.

What Does Filing for Bankruptcy Protection Mean?

In October 2019, the HOA filed a petition for reorganization under bankruptcy protection in connection with debts of the Association, including the PC Services judgment. Operations will continue as usual and community amenities will continue to be funded while the HOA works with the bankruptcy court to file a plan of reorganization of the Association's assets and liabilities.

Trilogy® Orlando

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Shea HOMES
ACTIVE LIFESTYLE COMMUNITIES®