

Indian Rocks Newsletter

Indian Rocks Estates Cooperative 12701 126th Ave #241 Largo, FL 33774

December / January Newsletter

Dear Shareholders and Residents,

We are excited to share some important updates about our community!

Community Center Plans

The arrival of our new Community Center building is tentatively scheduled for January. We are coordinating the construction of a concrete pad to prepare for installation.

Our pool company interviews are complete, and we are reviewing each option carefully before presenting recommendations to the Board. Once a contract is approved, we will make the first down payment and schedule the start date for work.

Upcoming Rent Adjustment

Effective **January 1, 2026**, monthly lot rent will increase by **\$50**, bringing the new rate to **\$625**. We first notified you in September, This adjustment is necessary to keep up with rising costs for insurance, maintenance, and community improvements, as well as to fund upcoming projects and amenities.

Spectrum Package – Incredible Value for Residents

We want to remind everyone of the **Spectrum package**, available to all residents in good standing for only **\$62 per month**—a huge savings considering the package's value of **over \$360!**

Included features:

- High-speed internet
- TV service
- Streaming features

Conveniently, if you enroll with spectrum, the fee will be included with your monthly water bill.

If you are interested in the Spectrum package, call Spectrum at 1-855-326-5115 and mention the “Indian Rocks Estates Bulk Package” to sign up. It’s a simple, cost-effective way to enjoy premium connectivity and entertainment right at home.

Community Reminders – Violations & Residency

We’ve seen great progress in resolving previously identified violations. However, a few residents continue to resist rules regarding street parking, pet cleanup, unauthorized guests, and carport clutter/storage.

Please note: After a courtesy letter is sent, failure to correct the violation will lead to:

1. Additional notice
2. Final warning
3. Referral to our legal team

Residency Requirements:

- All new tenants must apply for residency through the office.
- Any person residing in the community over 15 days is considered a resident.
- Residency application includes: A valid state issue I.D. or Drivers License, background check and a \$50 processing fee.
- The potential resident will be notified once the paperwork is complete.

Your cooperation helps maintain the safety, order, and enjoyment of our community.