

Lakes of Windermere HOA

February 2, 2026

Dear Lakes of Windermere homeowners,

Work has begun on many of our streets for fiber internet. The installation of new access boxes and trench work will take place in the utility easement on your properties, which is 10 feet from the street. AT&T has distributed door hangers with a customer care number should you require assistance.

This fiber installation is not at the behest of the HOA. AT&T canvassed the neighborhood, marketing to individual homeowners. Separately, the HOA has been in talks with other companies to provide fiber technology to residents in a bulk agreement. Bulk agreements will offer services at a substantial discount, **perhaps** (not actual savings) 60% of individual rates. The bulk agreement works as such:

- Bulk agreement fees will be added to your ledger and collected by the HOA via Leland Management, increasing the monthly HOA dues for ALL RESIDENTS, *even if you choose a different internet provider.*

- Bulk agreements will be in place for 10 years and some plans offer price lock for the duration.

Over the past fall and again in January, the HOA has heard presentations from four fiber providers; Fision Fiber Optics by Hotwire, Quantum Broadband, Blue Stream Fiber and Summit Broadband. AT&T has been invited to present but they have not done so. Spectrum has also not returned any calls.

Per HOA covenants, the association is restricted from entering into a contract longer than one year. Amending the covenants requires we have two-thirds majority, equal to 404 homes. We are in talks to have a proxy drawn up to facilitate this process.

We encourage all residents to voice their opinions on fiber and other issues facing our community at our monthly meetings on the 3rd Tuesday of the month at Family Church on Hwy 535. They start promptly at 7:00 PM. We look forward to hearing from you!

Sincerely yours,

The Lakes of Windermere HOA