

OMEGA VILLAS

Major Homeowner Concerns — Complaint Dates Register

WhatsApp communications | January 4–October 20, 2026 | Public edition — homeowner names replaced with Owner letters

Scope: This register lists dated homeowner concerns from the 2026 community discussion group. Each entry reflects a participant’s statement, not an independently verified fact. Dates are message dates, not necessarily the onset of an issue. This register focuses on identifiable homeowner reports; the original, unaltered export is preserved.

January 2026

Date / participant	Major concern	Reported statement (source excerpt)
1/4/26, 4:25:13 PM Owner A	Cumulative owner costs and perceived property-value mismatch	“If I add everything together since 2020 I’ve paid \$40,547 in dues to the HOA, not including HOA lawyer fees or out of pocket expenses like the front and side fences, windows and doors that I personally paid for, so add another \$20k minimum to that amount.”
1/4/26, 4:43:26 PM Owner B	Association legal expenses	“I’m currently researching the \$130,000 + in attorney’s fees for 2025. That’s only through October”
1/4/26, 4:32:11 PM Owner A	City fines and phase allocation	“It’s not possible for all the 40yr inspection fines to be placed only the 2nd phase of a community. If anything, it would be placed on the oldest or newest phase as somewhere to put it but would affect the community as a whole”
1/4/26, 5:12:47 PM Owner A	Contractor permits and work documentation	“How do I check that? For the 9 attached to my unit. Only 1 I actually pulled for the impact windows and doors , the rest I am not sure how a permit or work gets pulled on my unit without my consent or knowledge but that’s a separate issue. All are closed and resolved.”

February 2026

Date / participant	Major concern	Reported statement (source excerpt)
2/1/26, 5:40:13 PM Owner B	Financial statements unavailable	“Hi all, FYI since we’ve not received any financial statements for 6 months I have legally requested that they provide me with December’s statements. I think it would be good if we know where our money is going ” 😊
2/2/26, 3:03:10 PM Owner C	Budget and proposed dues increases	“I got my HOA payment for phase 3 and is \$684 if approved on the next meeting. But yes the sidewalks repairs, it says \$48,000. Then lawyers from \$6000 last year to \$46,000. Is ridiculous.”
2/4/26, 4:01:45 PM Owner B	Sidewalk repair pricing questions	“I noticed on the proposal for the sidewalk work each phase was 48,000 but I noticed the proposal was \$31,000”
2/4/26, 4:13:38 PM Owner B	Construction schedule not supplied	“I’m wondering if anybody that’s on this chat has ever seen a schedule that has been presented to us by the engineers for the construction work. Their contract calls for that and I don’t

Date / participant	Major concern	Reported statement (source excerpt)
		know if it's in construction reports or not because I haven't looked"
2/2/26, 3:21:57 PM Owner B	Attorney billing oversight	"The attorney fees being charged are more than our contract so I've been working on that."

March 2026

Date / participant	Major concern	Reported statement (source excerpt)
3/6/26, 1:08:03 PM Owner C	Work progress and construction sequencing	"Finally they are continuing to do the structures. I wish they put my windows and my structure soon. I paid them half, for my windows since October, and nothing else has been done. I'll ask again at the construction meeting next week."
3/6/26, 1:08:03 PM Owner C	Deposits for windows with installation pending	"Finally they are continuing to do the structures. I wish they put my windows and my structure soon. I paid them half, for my windows since October, and nothing else has been done. I'll ask again at the construction meeting next week."
3/5/26, 9:37:24 AM Owner D	Roof maintenance and warranty concerns	"Kind of crazy to see the maintenance guy on the roof in phase 4 (same unit that Patty lives at) using a blower to blow off the leaves. Wondering if the warranty of the roof is in jeopardy?"
3/11/26, 11:48:27 AM Owner E	Sale difficulty and owner frustration	"Who's that lady that can't sell her house again?"
3/4/26, 9:23:25 AM Owner C	Landscaping quality	"My patio was with debris from the trimming of the hedges and dirt. I guess Diana didn't oversee anything, as always not a great service either."

April 2026

Date / participant	Major concern	Reported statement (source excerpt)
4/1/26, 12:08:17 PM Owner B	Unresolved financial-record requests	"Actually one of mine is a slam dunk because I filed due to no financial statements since last June and that is clearly against the law"
4/2/26, 4:45:37 PM Owner B	Electrical outlet work without advance owner authorization	"I was just notified by my tenant that all of my electrical outlets were changed without my permission or giving me a price. If that's not bad enough a bunch of my electrical appliances are not working at this time. Did anybody get notice of this construction work ahead..."
4/2/26, 8:54:39 PM Owner F	Electrical damage complaints	"Yea they damaged the electricity on two of my outlets but it's almost worthless even asking them to fix it. I know they aren't going to do anything."
4/23/26, 6:52:58 PM Owner B	Attorney fees beyond contract concerns	"Second complaint filed: we paid approximately \$50,000 extra last year in attorneys fees that are above and beyond the contract that's posted on our website. They don't care about that either because Patty signed a contract allowing Hollander to raise their fees anytime..."

Date / participant	Major concern	Reported statement (source excerpt)
4/17/26, 10:39:15 AM Owner C	Building work and permits	"They are going to start doing building 11 in Phase 2, removing the electrical, plumbing and ac, they will notify the owners. They are waiting for permits, supposedly it'll be on May 4th. Austro did say that some people that got their windows up by them, haven't paid..."

May 2026

Date / participant	Major concern	Reported statement (source excerpt)
5/20/26, 4:58:13 PM Owner C	Accounting transition and incomplete financial reports	"The financials are not done yet. Carol Eskew retired, so someone else is trying to make sense of all the expenses and where the money has gone. There is going to be a workshop in June and Patty said that we should go and see how the money was allocated. Blair is..."
5/11/26, 10:52:08 AM Owner G	Phase 4 mailbox damage and service disruption	"The post office called me. New mail will be delivered as soon as the mailbox is replaced. How long that will take, I have no idea. Called Diana. Waiting to hear back."
5/11/26, 7:01:26 PM Owner H	Potential repair costs to owners	"it does matter.. because we will end up paying for the repair or a new one. Patty has cameras and should hold the person who knocked it down, responsible...."
5/20/26, 4:51:57 PM Owner B	Requests for financial-report updates	"Anything exciting or anything to update on financial reports"

June 2026

Date / participant	Major concern	Reported statement (source excerpt)
6/2/26, 8:43:52 PM Owner B	Reported lack of contractor activity	"Has anybody seen Austro working lately"
6/4/26, 3:52:42 PM Owner I	Unrepaired roof-leak and interior damage	"We are in the same boat , . 📦 I have a lot of damage in ceiling and walls cause by the roof filtration , Austro even gave the association an estimate to repair , but nothing has been done."
6/4/26, 2:14:54 PM Owner J	Delayed door repair	"Maybe fixing my door that was broken by austro 4 months ago ridiculous send emails, text and portal when I said legal actions now everyone respond"
6/4/26, 2:30:12 PM Owner B	Outstanding repair requests	"I also sent an email to have repairs made that were reported 16 months ago when the roof work started and are still not fixed. I've gotten no response"
6/9/26, 12:47:36 PM Owner C	Financial workshop notice	"I don't know if anyone read the note on the mailboxes, that this Thursday June 11th, there is a workshop at the office of Judah and Eskew on financials . I won't be able to go, since I don't like to drive at night."

July 2026

Date / participant	Major concern	Reported statement (source excerpt)
7/1/26, 5:01:56 PM Owner C	Board membership/reinstatement dispute	"On another note, I went to the last meeting, did you know that Maude was reinstated again on the board, she was behind on her payments. So at the last meeting she was reinstated, but she was at the prior meeting on May 19, and she was seating at the table. So I don't..."
7/1/26, 5:03:41 PM Owner B	2025 financial reporting questions	"That reminds me the board had until June 30th to come up with financials for 2025. I haven't looked on the portal but I will"
7/1/26, 4:58:02 PM Owner C	Construction pace and staffing concerns	"According to one of my neighbors, phase 1 and part of 2 was being worked on. She asked one of the workers and she was told that they are working only 3 hours because is too hot. And there are only 3 workers maybe 4. I was home Monday and Tuesday and I saw and heard..."
7/1/26, 5:29:06 PM Owner B	Safety concern: exposed electrical fixture	"I sent him an email because my ceiling light was hanging down in my utility room with live electric box hanging down near water. I told the board and him if this wasn't fixed immediately I was calling the city because it was a hazard and illegal. I got a response the..."
7/2/26, 3:39:18 PM Owner B	New-roof maintenance and contractor oversight	"There's no reason to do roof maintenance nor patches on a brand new roof if it was a decent job"

August 2026

Date / participant	Major concern	Reported statement (source excerpt)
8/7/26, 11:45:56 AM Owner E	Construction deadline and contractual damages discussion	"It is Article 10 – TIME, Section 10.4. The clause says that if the project is not completed within the contractually required time, after accounting for properly granted extensions, Omega may withhold \$500 from Austro's compensation for every day the work remains..."
8/7/26, 11:48:08 AM Owner B	Contractor capacity and due diligence concerns	"Not counting the fact that they're a small company and they ran out of money"
8/20/26, 3:18:10 PM Owner C	Unfinished Phase 1 exterior work	"Yesterday I drove by Phase 1 and the building that is across from [a neighbor], was being painted, Austro finally put the panels that were missing and the electrical and ac were put back. I don't like that they painted the fence brown, it doesn't match the colors of the..."
8/21/26, 10:50:07 AM Owner C	Unfinished structures, fencing and gutters	"And the hell with the rest of the phases that need to get the structures done, fences and gutters."
8/19/26, 4:21:01 PM Owner K	Portal access and unanswered emails	"Patty has been on my last 7 emails and she does not respond. Actually, I get an auto response that says submit in portal. The same portal that they have locked me out of."

September 2026

Date / participant	Major concern	Reported statement (source excerpt)
9/14/26, 3:07:00 PM Owner H	Board member departure	"<image omitted> Since when is BLAIRE no longer on the board?!?!"
9/14/26, 3:49:38 PM Owner C	Landscaping service lapse	"Another management fiasco. No landscapers."
9/30/26, 10:25:57 PM Owner E	Failed sale due to open issues	"Also, we haven't sold yet. We're now on our 3rd buyer. The last one didn't go through because the title company didn't want to go through with it. It was due to the open permits and city liens that I cannot do anything about. It scared the buyers off. My parents sold..."
9/7/26, 6:45:58 PM Owner C	Displacement and property loss reported	"Yes, my neighbor has to vacate his house, he lost the property to the Association and the bank. He told me earlier that he got a letter that he had until today to move"
9/14/26, 3:12:41 PM Owner C	Uncertainty over financial- report responsibility	"I wonder who's going to do financials updates.."

October 2026

Date / participant	Major concern	Reported statement (source excerpt)
10/2/26, 7:57:11 AM Owner H	New roof leaks	"This morning, we discovered a rook leak at our unit! Hasn't even been 2 years and already roof issues once again!"
10/2/26, 10:41:21 AM Owner B	Delayed interior repairs	"In last month's meeting dorin received written approval to do the interior repairs for my unit. They have still not even been started or scheduled"
10/8/26, 12:37:51 PM Owner C	Phase 3 construction start questioned	"At the last construction meeting, Austro (Levy) said they were going to start Phase 3 structures, that was more than a month ago, I'm still waiting."
10/15/26, 4:25:31 PM Owner C	Financial reports and project updates allegedly stale	"Yes, nothing is updated, financials are not updated since April, progress reports haven't been done, no news on the new landscape company that was supposed to start back in August."
10/15/26, 4:29:59 PM Owner B	Treasurer vacancy concerns	"We don't have a treasurer to keep track of payments"
10/19/26, 6:33:50 PM Owner C	Camera and exterior fixture enforcement	"I found out why the maintenance man was taking pictures at the units. He told one of my neighbors that they want to see what units have screwed on cameras and lights, on the fences and fascia so the management send letters to them."

Recurring concern categories

- Financial records and oversight: February, April, May, July, September and October.
- Attorney fees and cost controls: January, February and April.
- Construction schedules, progress and completion: January, February, March, June, July, August and October.

- Roof quality, leaks and outstanding interior repairs: March, June, July and October.
- Windows, permits and electrical work: January through May, plus July safety concerns.
- Board membership, responsiveness and owner communications: July, August, September and October.
- Landscaping and common-area maintenance: March and September.
- Property sales and owner hardship: March and September.