

# CDD NEWSLETTER



Tara Community Development District 1, 7340 Tara Preserve Lane, Bradenton, FL 34203  
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## Happenings at the CDD

By: Darby Connor – Chairman

Your CDD has been active over the months since our last newsletter. We have been keeping within budget. We believe that fiscal responsibility with your tax dollars is most important and we will continue to stay within budget. Starting this month your Board of Supervisors will be meeting to create the 2011–2012 budget and we welcome your attendance and participation at these meetings.

Maintenance of the common properties including landscaping, ponds and facilities is one very important legal responsibility of the CDD. As part of our five year plan, we have planted new sod along Tara Blvd. from Tara Preserve Lane to Tailfeather Way. We have also, as an ongoing project, cut back on encroachments from our Preserve lands unto resident’s properties. Our commitment to the proper maintenance of our ponds and their embankments is ongoing and a later article in this newsletter will address this further.

We are finding that the use of our meeting and sports facilities is increasing, and with it we have worked within the 5 year plan to make upgrades and improvements to our facilities. We have resurfaced our tennis courts and find that they are being use more now than ever before. Our community swimming pool equipment has continued to be updated with pumps and the solar heating unit we installed last fall has proven to be a financial winner, as well as providing warm water.

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Supervisor Joe Mojica has been working with our Field Manager Gene Robinson to update and renovate signage throughout the Preserve.

We just finished a renovation within the Community Center where we built a proper office for our field manager, and provided additional storage space. We also installed ceiling fans and lighting that will make the center more comfortable, and we even installed a disco ball to provide some atmosphere during parties and dances.

To that end, the new office and electrical work was done professionally, but costs were further kept low due to the voluntary contributions of Joe and Ada Mojica, John Schmidt and Dan Powers, who gave of their time to install fans and lighting and storage racks in our new store room.

### Vandalism in the Preserve.

In recent weeks, vandals have been active in the Preserve. Their foul deeds include taking a white bench from the corner of Tailfeather Way and Tara Blvd. and throwing it into the pond. When it was recovered and replaced, they returned and now it is missing completely. Additionally the Preserve sign on the same corner was removed and the sign lighting was destroyed. Please observe and report any suspicious activities to the Sheriff’s Department.



## **The Importance of our Ponds and Engineered Rain Water Management Systems.** By: Dan Powers and John Schmidt

Southwest Florida being mostly flat would create a natural flood zone for the homeowners of the Preserve if it were not for the engineered water management systems active in the Preserve. The man-made ponds within the Preserve provide basins which collect rain water from the streets; yards and properties that would otherwise just flood during minor and certainly major rain falls. The detail that went into the engineering of systems is fascinating and quite complex. Your Board of Supervisors is considering a DVD video describing this marvelous system.

Consider the rain that hits your roof. It pours off and is channeled by designed grading toward a pond in your vicinity. Water running down your drive way and on the streets is channeled to the storm drains that empty into these very same ponds. The size of the ponds was pre-determined to hold enough water to support all the water running into them. They have embankments on some sides that act like a dam, and these embankments must be kept clean of trees and roots to insure the integrity of the dam.

The ponds themselves are engineered with certain water plants that feed on the nutrients and toxins that run off your lawns. These nutrients, lawn feed, weed killer and the like would, if left untreated, cause pollution problems to wild life and our own drinking water. For you see, the ponds do seep into the ground water and in cases of extreme rain falls, the ponds are engineered to overflow through weirs into the Nonsense Creek that feeds into the Evers Reservoir. Never flush any paints, oils or motor fuels into the storm drains. It is a matter of health.

## **TMA Notes:**

The following information is provided as a courtesy to the Tara Master Association located at 6602 Drewry's Bluff, Bradenton, FL.

The Architectural Review Committee would like to remind residents that there are Standards which are published providing guide lines for exterior maintenance and enhancements to homes in the Preserve. Many improvements, such as pools, require written permission from the ARC. Also please keep in mind that the mailboxes and posts are the responsibility of the homeowner, not the Post Office. Mold can be removed with any bathroom mold remover. The ARC Standards describe additional helpful information on care and maintenance and replacement of mail boxes. See the TMA web site for information on obtaining the Standards at:  
<http://taramasterassociation.com/>

The Communications Committee would like to remind you that the Preserve Community Channel can only be seen if you use Comcast. Channel 118 can be seen without a box, when your TV is directly connected to the wall outlet. Channels 196 and 796 can be seen with digital boxes. If you have a CISCO HD box, you can see the channel on 196.

## **Preserve Residents will vote for TMA Board Members in May.**

This May, residents of the Preserve and the Tara Golf and Country Club will be voting for members of the Tara Master Association Board of Directors. This Board has historically played a major part in the Deed Restrictions which apply to all residents in the Preserve and Tara G&C Club. Residents of the Preserve are urged to participate in this vote.

We have two highly qualified ladies from the Preserve running for office. Their participation on the Board of Directors would be beneficial to all residents of TARA.

## CDD Newsletter to become a biannual publication.

This Newsletter, which has been published since 2006 as a once a quarter publication, will, starting with this issue, be distributed 2 times a year. This is both a cost cutting effort and also as recognition that many items of news regarding the CDD have already been discussed and published. On the occasion where important issues are deemed to need immediate distribution to the residents, special notices will be published and distributed.

## Using the Community Center:

### **Tara Preserve Community Center Guidelines for Rental and Use**

It is the wish of the Tara Community Development District 1, that the Community Center, pool and pool area and tennis courts are used by the residents of the Tara Preserve at minimum or no cost. In addition that these public use areas are maintained and offer value to the Preserve Residents. The following are stated guidelines for use by the Field Managers in determining costs associated with the use of the center and stated goals for security.

1. The Community Center (Center) may not be used under any circumstances without the prior scheduling of the activity or rental with the Field Managers, and that the activity or rental is posted on the official calendar.
2. The following organizations may use the Center at no charge, but must return the Center to its original state of cleanliness and setup as they found it.
  - a. The Tara Community Development District 1

- b. Manatee County
- c. The Tara Master Homeowner Association and their committees (official functions only).
- d. Condominium Associations and their committees (official functions only).
- e. Villa Landscaping Association and their committees (official functions only).
3. The following organizations may use the Center at no charge, but must return the Center to its original state of cleanliness and setup as they found it or pay a \$100. Clean-up fee or any damage charges not to exceed \$100. Additionally they must advertise on Channel 118, [196 or 796 Digital] as a public notice of their acceptance of any Resident in their activity.
  - a. Daytime Bridge
  - b. Nighttime Bridge
  - c. Mahjong Group
  - d. Quilt Group
  - e. Poker Night
  - f. Use of the Center by these groups (3 a,b,c,d,e) is dependent upon their maintaining at least 8 people in their activity on a continuing basis. Less than 8 people and their privilege will be removed until they are able to sustain 8 or more people in their group a week.

Right of Refusal: The CDD Board of Supervisors and their designates, may at their discretion cancel any group or organization's use of the CDD facility for a day for reasons of safety, emergency, or need by an organization in rank order item 2 (a - e).

Want your Newsletter electronically?  
Send an email to John Schmidt at  
[taracom@comcast.net](mailto:taracom@comcast.net)

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### CDD Resident

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The 2011 Tara Preserve Directory is now available. Get your copy at the Community Center, which is open Monday - Friday, 9:30 AM to 12:00 Noon.

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*We're on the Web!*

*Visit us at:*

<http://www.taracdd.org/>

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