

CDD NEWSLETTER



Tara Community Development District 1, 7340 Tara Preserve Lane, Bradenton, FL 34203
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Chairman's Message

By: John Schmidt

On behalf of the CDD Supervisors and Staff, let me wish all of you a wonderful holiday season and a very happy New Year.

Since our last Newsletter, we have received a good number of requests for services and many inquiries regarding properties, trees and preserve areas. The Board has requested that I provide this special Newsletter in an effort to clarify a number of issues that have come up in the past month.

In past newsletters we have made an effort to provide you with our understanding of the role of the CDD as it applies to the Preserve at Tara. This one sentence may lead a reader to ask; what do you mean as it applies to the Preserve at Tara.

In most cases the property behind resident deeded property is owned by the Preserve Golf Course with the CDD holding easements allowing us to cut grass and in some cases cut back growth and there are common areas owned by the CDD and some areas under the management of the Southwest Florida Water Management District. In many cases, owners of property, be it the Preserve golf Course or CDD must comply with the Southwest Florida Water Management District rules and regulations.

<http://www.swfwmd.state.fl.us/>.

These rules and regulations are far reaching and non-compliance can place the management of the Golf Course, the CDD and individual home owners in the position of having heavy fines levied against them. To this end, the Community Development District has adopted the following resolution.

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TARA COMMUNITY DEVELOPMENT DISTRICT 1 CONSERVATION AREA MAINTENANCE POLICY

The Tara Community Development District 1 (the "District") owns or maintains various conservation areas within the District. The conservation areas provide many benefits to the District including wildlife habitat areas, aesthetic benefits, and wetland recharge areas. The District maintains these conservation areas in accordance with all applicable environmental laws and regulatory permits; therefore, residents are prohibited from disturbing or altering the District owned conservation areas. The District has adopted the following policies for residents who would like the conservation areas located near their property to receive additional maintenance.

1. Any resident who wants the conservation area located near their property to receive additional maintenance should contact the Field Operations Manager at (941) 345-7159 to schedule an inspection. The Field Operations Manager will schedule the District's maintenance contractor to review the request.
2. At the inspection, the Field Operations Manager will determine if any additional maintenance work may be performed and the maintenance contractor will prepare an estimate for the additional maintenance. The District reserves the right not to authorize the maintenance work for any reason.

3. Following the inspection, the Field Operations Manager will send the resident the cost estimate for the requested maintenance.
4. If the resident decides to have the additional maintenance work performed, the resident must pay the District the maintenance fee in advance.
5. Following receipt of the maintenance fee, the Field Operations Manager will schedule the maintenance contractor to perform the additional maintenance.
6. The District, in its sole discretion, shall determine whether the maintenance contractor has satisfactorily completed the additional maintenance of the conservation areas.

Adopted: October 29, 2013

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Q&A

Q. I purchased my home (paid extra) for a view of the golf course. Now the area between my home and the golf course has grown up and I can no longer see the golf course. What options do I have?

A. Please call the Field Operations Manager (telephone above) and arrange a review of your property and the property behind it. The Field Operations Manager will provide you with options.

Q. The area behind my house has built up with bushes, trees, Brazilian Pepper and other growth. What can I do?

A. There are four scenarios that the property behind you house may fall into.

1. The property directly behind your home is owned by the Preserve Golf Course
2. The property directly behind your home has a maintenance easement held by the CDD or in some cases Manatee County.
3. The property behind your house is owned by the CDD.
4. The property behind your house is owned by the Southwest Florida Water Management District.

The first warning that you should take into advisement is if you are cutting or paying to have cut property that is outside the boundaries of your deed...**STOP**. As an example, your property is 60 ft. wide by 120 ft. deep and you are cutting or having cut property outside that deed, you are warned to stop cutting immediately.

If you are cutting or cutting back on property that is not your own, you are liable, as you are trespassing. You may also be cutting back an area that is protected by law and you could be fined as much as \$10,000. Your option is to once again call the Field Operations Manager and make an appointment to have your issue reviewed.

Q. I have a tree that is outside my property line that I would like to have trimmed back or cut down. What can I do?

A. In the coming weeks, the Field Operations Manager and other personnel will be tagging trees that are owned or managed by the CDD. These tagged trees, owned by the CDD, may not be cut down or disturbed without express permission of the Field Operations Manager. Now with all trees that are owned by your neighbor (be it the CDD, the Preserve Golf Course or your neighbor) you are able to have the tree trimmed up to your property line, at your own expense



As the red line indicates, you may cut straight up from your property line.

Q. What can I do with a tree that is not tagged, but I want it cut down or trimmed?

A. Contact the CDD Field Operations Manager who will help to determine who owns the tree. Once this is determined, he will provide you with contacts you may wish to call for further information.

Q. I wish to cut down or trim a tree on my own property, do I need to call the Field Operations Manager?

A. No you do not unless you are unsure as to ownership of the tree, as an example, it might be just at your property line. Take caution in cutting down any tree on your property, as the Tara Master Association, Architectural Review Committee (ARC) may need to approve its removal, and certain trees are protected by Manatee Country and you may need a permit to remove these.

Q. Is there any way of knowing who owns the property behind or alongside my property?

A. I am happy to report that there is a way. Extensive effort has been authorized by the CDD to create a map of the Preserve at Tara. This map provides a view of all the homes in the Preserve as well as easements the CDD has obtained, property owned by the CDD, by the Preserve Golf Course and Southwest Florida Water Management District. It also shows the ponds owned by the CDD and those belonging to the Preserve Golf Course. To see this map, visit the Operations Field Manager at his office.

Q. Is the CDD a member of the Tara Master Association?

A. The CDD is a local government, the Tara Master Association is a Corporation under the laws of Florida. The CDD is not a member of the Tara Master Association.

Q. Why is my pond always looking half empty and other ponds always look full?

A. There are 53 ponds in the Preserve. All but the water driving range across from the Preserve Golf Course Club House is a storm water retention pond. This pond and two others in the Preserve are artificially kept full by pumps bringing water up from subterranean water sources. These ponds serve as a ready source of water for the sprinkler systems used by the CDD for common areas and the Preserve Golf Course for watering. These pumps are permitted by the Southwest Florida Water Management District.

Q. I would like to plant water lilies in the pond behind my house, can I do that?

A. No. The planting of any species in the ponds is strictly forbidden by the Southwest Florida Water Management District. Only the two owners of the ponds in the Preserve can obtain permission to plant in the ponds, and usually this is done after the Southwest Florida Water Management District has mandated it for water purity and clarity purposes.

Q. I would like a fountain installed in the pond behind my house. Who do I speak to?

A. Fountains and bubblers may be installed in ponds that have been identified having oxygen deficiency, where plants and wildlife are dying from lack of oxygen. No other installation of fountains or bubblers will be authorized.

Q. The pond behind my house looks awful. It has algae and the plants in the pond look dead and there are too many of them. Who do I call?

A. The CDD Field Operations Manager.

Things to Do Around the Preserve at Tara.

When I first arrived in the Preserve in late 2002, the social calendar for Preserve Residents was non-existent. There were no activities at the Community Center, there were no chairs that could hold a gathering greater than 24 people. There was no drinking of alcoholic beverages allowed. The Community Channel was devoid of anything other than TMA and CDD News. What a difference a decade makes.

If you don't use Comcast, and you don't get to see the Community Channel for the Preserve on channel 196, and you don't get emails from the Friends of TMA, (send request for inclusion to bthbond@verizon.net) and you don't look at the bulletin board at the Community Center, then you are missing "What's happening at the Preserve".

While the Preserve does not have a paid activity director, we sure do have some fabulous volunteers who are putting together quite the calendar of events, so much so that the CDD purchased room dividers so that the Community Center can accommodate more activities. Here is the list:

- Water Volleyball
- Water Aerobics
- Yoga Classes
- Line Dancing Classes
- Card Night
- Contract Bridge (2 sessions, one daytime, one evening).
- The Wine Tasting Club
- The Book Club (New in January)
- The Mahjong Club
- Scarlett O'Hara's of Tara Quilt Group
- Special Events (Dances, such as the New Year's Party planned for December 31).
- We have a 4 book shelf library
- There are miles of walking trails (sidewalks).

And we are always looking for volunteers suggesting additional social events.

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We're on the Web!

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