



# ON THE RANCH NEWSLETTER – FEBRUARY 2, 2018

[www.PALMERRANCH.NET](http://www.PALMERRANCH.NET)

## News You Can Use

### CRAPE MYRTLE TRIM SCHEDULED

The Master Association contractor will be conducting the annual trim and shaping of the Crape Myrtle Trees in the medians on Palmer Ranch starting the week of **February 12<sup>th</sup>**. **The project will take approximately two weeks to complete, weather permitting.** Workers will be trimming in the areas of: Northridge Road, Palmer Ranch Parkway East, Sarasota Square Boulevard, Honore Avenue, McIntosh Road and Central Sarasota Parkway. *Please use caution when driving in active work zones.*

### ROUNABOUT UPDATES

We've been advised by Sarasota County that the contractor intends to place construction signs, beginning the week of February 5<sup>th</sup>, and will commence construction on the Honore/Central Sarasota Parkway intersection. Project Manager, Art Powell, will be overseeing the project for the County. If you have questions during the construction phase, Art can be reached at [apowell@scgov.net](mailto:apowell@scgov.net).

Mattamy Homes is waiting for FPL to relocate their poles along Honore before they can begin construction of the Honore/Bridgehampton roundabout.

### PALMER RANCH MEMBER SURVEY IS NOW LIVE ON OUR WEBSITE!

Palmer Ranch has launched its very first member survey! Hundreds have already participated! Its purpose - to gain the demographics of Palmer Ranch.

To access the survey, please visit our website [www.palmerranch.net](http://www.palmerranch.net), click the link provided on the homepage, as shown below. The questions will be easy to answer, taking less than 3 minutes to complete. The survey will be available for 60 days. Once complete, the results will be posted in our weekly newsletter, and on our website. **We thank you – in advance – for your participation!**

Welcome To The Official Website Of The  
Palmer Ranch Master Association

Palmer Ranch of Sarasota, FL is a community of over 90 subdivisions, apartment communities and assisted-living facilities, and encompasses numerous commercial, recreational and religious organizations. Located south of Clark Rd, and covering approximately 60 square miles between the I-75 and Tamiami Trail, Palmer Ranch is called home by over 20,000 residents.

The community of Palmer Ranch presents residents with a wide range of lifestyle choices, from maintenance-free villas and condominiums to beautiful single family homes. All located just minutes from the county's renowned beaches, cultural, business and civic centers.

**NATURAL ASSETS**

Click to learn about managing natural resources in Palmer Ranch

Palmer Ranch Member Demographic Survey  
click the following link  
<https://www.surveymonkey.com/r/8XD9LWB>

**NEWS YOU CAN USE**

Palmer Ranch Master Association Mission Statement  
Our mission is to enhance and maintain the aesthetic quality of Palmer Ranch and to preserve the overall unique identity and sense of community.  
read more »

Palmer Ranch Natural Assets Committee Hosting Special Events  
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read more »

Palmer Ranch Community Center  
We are pleased to announce that plans are underway for the Master Association to build a



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### ARTISTS OF PALMER RANCH MEETING - MONDAY, FEBRUARY 5<sup>TH</sup>

Do you draw, paint, sculpt or have an interest in any of the visual arts? If so come join the *Artists of Palmer Ranch* at our next meeting on **Monday, February 5<sup>th</sup> at 1:30 pm**, Meeting Room B at the Gulf Gate Library, 7112 Curtiss Ave. Any Palmer Ranch resident is welcome. If you like, bring your latest masterpiece!

Featured Artist: Michelle Sheppard



### SURREY RIDES ON THE LEGACY TRAIL

Ready to travel the Legacy Trail? The Surrey Ride Program offers a way for residents and visitors the chance to enjoy Sarasota County's award winning and highly popular Legacy Trail. The program, which is a partnership between Sarasota County Parks, Recreation and Natural Resources and the Friends of the Legacy Trail (FLT) runs on **Tuesdays and Wednesdays** as well as the **first Friday and second Saturday now** through **March 28<sup>th</sup>**. Riders can sit back and enjoy the ride on a four-passenger, four-wheeled canopy covered surrey type bicycle while FLT volunteers provide the 45 minute pedal-powered trips. The ride includes information and history of the Legacy Trail and its surroundings. To pre-register for your free surrey ride, call (941) 486-2757.



### STONEYBROOK GOLF & COUNTRY CLUB HEARTS AND CRAFTS LUNCHEON

Stoneybrook Golf & Country Club, 8801 Stoneybrook Blvd., is hosting a Hearts & Crafts Luncheon, featuring arts and crafts from local artisans on **Friday, February 9<sup>th</sup> from 10am to 2:30pm, with lunch served at 11:30am**. For more information, or to RSVP, call (941) 918-9595.

### TURTLE ROCK COMMUNITY GARAGE SALE

Turtle Rock will be having its annual "Trash to Treasure" sale on **Saturday, February 10, 2018 from 8:00 a.m. to 11:30 a.m.**



Do you want to hear about the news on Palmer Ranch first hand? If so, simply visit our website: [www.PalmerRanch.net](http://www.PalmerRanch.net). At the bottom of the home page, simply click on 'Sign Up For Our Newsletter.' You'll then be asked to provide your email address and first name. It's that easy!



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### GREEN TEAM EVENT AT THE GLENRIDGE

The Green Team at the Glenridge on Palmer Ranch invites you to a presentation by Jim Eachus, Ph.D., in theoretical physics and retired computer “geek”. Jim will discuss the basics of climate science through stories about the lives of the scientists from Ben Franklin to Jennifer Francis. This presentation will take place at the Glenridge on Palmer Ranch, 7333 Scotland Way, on **Monday, February 12<sup>th</sup> at 10:30 AM** in the MacIntyre Room 1. This event is free and the public is welcome. Please contact Susan Button at 941-360-1162 or [susanvinalbutton@gmail.com](mailto:susanvinalbutton@gmail.com) with any questions about the presentation.

### SARASOTA COUNTY NEIGHBORHOOD ENVIRONMENTAL STEWARDSHIP TEAM (NEST) EVENT

The Sarasota County Neighborhood Environmental Stewardship Team (NEST) is proud to host this community workshop designed to assist residents, communities and civic groups that have a desire to improve the health and vitality of the lakes, ponds and natural environments in their neighborhood.

Attendees will receive technical guidance from a host of subject matter experts on how to become a better environmental steward, with the ultimate goal of residents and groups effecting change in their community through project oriented activities. Come ask us about: improving water quality in stormwater ponds, citizen science activities, plastic pollution, wetlands and natural systems, even mobilizing and maintaining a large and effective volunteer base in your community to tackle your projects!!

There will be information available on funding partners and programs geared to help communities and groups of all sizes achieve the Environmental Stewardship goals in their community, as well as volunteer opportunities throughout the area to help get your feet wet!

This event will be held on **Saturday, February 24<sup>th</sup> from 9:00am to 12:00pm** at Nokomis Community Park, 234 Nippino Trail East, Sarasota, FL 34275. For more information or to register please visit <https://www.eventbrite.com/e/neighborhood-environmental-stewardship-workshop-tickets-42320426535>

### 2018 TOUR DE PARKS – SUNDAY, MARCH 25<sup>TH</sup>

Friends of The Legacy Trail and the Sarasota Manatee Bicycle Club will once again be teaming up to organize this great bike ride. The date for the 2018 Tour de Parks ride has been set for **Sunday, March 25<sup>th</sup>**. For more information or to register please visit: <https://www.friendsofthelegacytrail.org/tour-de-parks-information>



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### Palmer Ranch Master Association – Mission Statement

*‘Our mission is to enhance and maintain the aesthetic quality of Palmer Ranch and to preserve the overall unique identity and sense of community.*



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## ***Special Feature***

### **THE MASTER ASSOCIATION**

In our last *Special Feature*, we learned that parcels of land within the MDO become part of the Master Association when an Incremental Development Order (IDO) is approved, thus size of the Master Association is not static. It will continue to grow until build out of land available within the Development Area.

The Master Association is the Palmer Ranch Master Property Owners Association, Inc. All owners of Residential, Commercial-Industrial and Recreational properties are Members of the Master Association.

The purpose of the Master Association is enforcement of the covenants, monitoring functions including governmental requirements of the development, maintaining and enhancing the Master Association common area landscape including public road and drainage rights of way, as well as additional responsibilities further defined in the Declaration of Protective Covenants, Conditions and Restrictions for Palmer Ranch.

There are many property types on Palmer Ranch. For purposes of classification and representation to the Master Association they are; Residential, Commercial/Industrial, and Recreational. Residential properties may further be identified as single family homes, condominiums, apartments and assisted living facilities.

Communities on Palmer Ranch may be a single entity with many Sub-Associations within, such as Prestancia or Stoneybrook Golf and Country Club. At this time there are 33 Residential class Communities on Palmer Ranch. Counting all Sub-Associations and Tract Communities there are currently:

25	Condominium Associations	4	Apartment Communities
46	Home Owner Associations	22	Commercial/Industrial interests
4	Assisted Living Facilities	2	Recreational interests

Each has voting interests equal to their Assessable Unit Values. Most Residential properties are assessed at one (1) Unit Value per residential home. For example, VillageWalk with 1,177 units are assessed at one Unit Value and the community has 1,177 voting rights.

Some properties such as Adult Living Facilities, Covenant Life Church, TPC and the YMCA have an assigned value. The Glenridge, for example, is assigned 350 unit values, TPC 20, Covenant Life 10 and the YMCA 5.

Condominiums located within a Community with overall density equal to or greater than eight (8) dwelling units per acre are assigned a value of seventy-two/one hundredths (0.72) per unit. Multi-unit, multi-story rental apartments are also assigned a value of seventy-two/one hundredths (0.72) per unit. Commercial-Industrial properties are assigned a value of one (1) for every 1,000 square feet.

Yes, Commercial-Industrial members pay assessments as well. For instance, Lowe's Home Center has a total of 140,000 square feet of commercial space, and pays assessments on 140 units.