



ON THE RANCH NEWSLETTER – SEPTEMBER 2021

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

News You Can Use

LABOR DAY HOURS

The Master Association Office will be closed on **Monday, September 6th** in observance of Labor Day, re-opening at 8am on **Tuesday, September 7th**.



PATRIOT DAY - SEPTEMBER 11

Saturday, September 11, 2021 will mark the 20th anniversary of the terrorist attacks in New York, Pennsylvania and Washington DC. It is a solemn occasion, and a chance to honor those who died and the heroes that emerged that day. It is customary to observe a moment of silence beginning at 8:46am marking the time the first plane struck the North Tower of the World Trade Center on September 11, 2001. On Saturday, U.S. flags will be flown at half-staff from sunrise to sunset.

CONDO DIRECTOR CERTIFICATION COURSE – BEING HELD VIRTUALLY THROUGH ZOOM MEETINGS

Your Community Partners is offering a Condo Director Certification Course featuring guest speaker Kevin T. Wells Esq. via Zoom meetings on **Wednesday, September 8th from 5:30pm to 8:30pm**. Please RSVP to boardcertclass@gmail.com by noon the Monday before the event as space is limited.

HOA DIRECTOR CERTIFICATION COURSE – BEING HELD VIRTUALLY THROUGH ZOOM MEETINGS

Your Community Partners is offering a HOA Director Certification Course featuring guest speaker Kevin T. Wells Esq. via Zoom meetings on **Wednesday, September 15th from 5:30pm to 8:30pm**. Please RSVP to boardcertclass@gmail.com by noon the Monday before the event as space is limited.

ARTISTS OF PALMER RANCH MEETING

Please come celebrate our first meeting in 17 months! It's going to be fun! If you draw, paint, sculpt or have an interest in any of the visual arts, please join the *Artists of Palmer Ranch* at our next meeting on **Monday, September 13th @ 1:00 pm**, at Gulf Gate Library, 7112 Curtiss Ave. Any Palmer Ranch resident is very welcome. If you like, bring your latest masterpiece! The group will love to see it!



Featured Artist: *Donna Janec Karambelas*

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.’



ON THE RANCH NEWSLETTER – SEPTEMBER 2021

WWW.PALMERRANCH.NET

Everything You Need to Know About Palmer Ranch

REPRESENTATIVES TO THE MASTER ASSOCIATION AND THEIR VOTING INTERESTS

All Members on Palmer Ranch are Members of the Master Association. They are represented at meetings of the Master Association by a Community or Tract Representative.

The Representative attends meetings of the Master Association and conveys information from the Master Association to their Members. They speak, vote, and generally act on behalf of Members they represent.

Palmer Ranch is a tiered Association environment. All Owners are;

- 1) Members of the Master Association. They are also;
- 2) Members of their Community or Tract Association and may further be;
- 3) Member of a Neighborhood Association within a Community Association.

Examples of Neighborhood Associations within a Community Association include Homeowner and Condominium Neighborhoods of Prestancia and Stoneybrook Golf and Country Club. The President of the Community Association is the Representative to the Master Association for all Owners in their Community neighborhoods.

The President of each Community or Tract Association, or another officer designated by the President, carries all votes and represents the Neighborhood and Community Members in all matters of the Master Association.

VOTING INTERESTS:

Members have a Voting Interest for each value assigned to the Units or Recreational Property it owns.

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.

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

Other special residential properties such as Adult Living Facilities have an assigned value. The Glenridge, for example, has an assigned value of 371.

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.

In short, Voting Rights are determined by the Assessable Unit Value. Representatives to the Master Association do not carry the same number of votes.

ON THE RANCH NEWSLETTER – SEPTEMBER 2021

WWW.PALMERRANCH.NET

Q: What wildlife do our lakes and ponds support?

A: A lot of wildlife depends on our lakes and ponds, which are actually man-made stormwater ponds designed to prevent flooding and remove pollutants before they enter our groundwater, creeks, estuaries, Bays, and the Gulf. This system mimics the natural Florida landscape, which was mostly wetlands.

We have a ton of opportunity to improve our ponds and increase plant diversity and Florida wildlife. When properly maintained, stormwater ponds can provide great fishing, birding, and wildlife viewing, with:

- Over 35 species of migratory and resident birds, including ducks, roseate spoonbills, anhinga, egrets, osprey, and bald eagles
- Bluegills, largemouth bass, and other gamefish
- Frogs, turtles, non-poisonous snakes, and alligators
- Blue-flag iris, white pond lilies, alligator flag, and over 100 other native aquatic plants



Great Blue Heron



One of the best ways to improve wildlife habitat around stormwater ponds is to establish a low-maintenance zone, or buffer, along their shorelines. A buffer will also help stabilize the shoreline, preventing erosion and improving water quality.

Does your nearest stormwater pond provide ideal habitat for wildlife? You can rate it with our stormwater pond habitat assessment tool. Download it to your tablet or computer at www.tinyurl.com/StormwaterPondAssessment.

For more on properly maintaining stormwater ponds, including aqua scaping plants, visit <https://www.sarasota.wateratlas.usf.edu/upload/documents/LivingontheWatersEdgeFreshwater.pdf>