



TURTLE ROCK NEWSLETTER

August 2018

The Best Place on Palmer Ranch

“New” Newsletter for Turtle Rock

Welcome to the TURTLE ROCK NEWS!! It has been a long time since Turtle Rock has had a newsletter. For many years we had a wonderful and colorful publication which was printed and delivered to our homes. As time passed and technology advanced, it needed to go "all digital" for cost considerations. Because of that, new people were needed to publish it "on-line". Our previous printed newsletter required many hours of effort and dedication by Mr. Ron Green (thank you, Ron, for all your years of work!) and editing by Kathrin Harris and others to format all the photos and stories into the final form to be sent to the printer. Our Communications Committee team of volunteers has taken great steps to produce this first electronic newsletter, and we are asking for your help so that it can continue to be issued. Our "template" has been established using Microsoft Publisher and it will be easy to update this every month with the latest news and information in the text areas provided. As you can see by our list of contents, several news sources are already providing us with information on a regular basis. But photos and news articles of interest to residents are much needed. If you are willing to help provide content for this newsletter to your community, thereby making it even more interesting and colorful, please contact

Communications@myturtlerock.com

In the meantime,

**Welcome to the
TURTLE ROCK NEWS!!**

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**Welcome
to your
new
News-
letter!**

**Please let
us know
if you
have a
question
or some-
thing
to add.
We wel-
come
resident
input!**



From our President....

I am very pleased to write this President's Column as a result of the Communications Committee's (Jim Cerny, Russ Gill, Judy Bentz, Kathrin Harris, Patricia Tarlton and liaison David Tarlton) outstanding initiative to revitalize and publish the TR newsletter in an electronic format. I, along with the entire Board of Governors, congratulate this group of TR volunteers for coming together and, in a short period of time, re-establishing this newsletter, working with the property manager to "get the word out" by pushing the effort to expand the homeowner email list and enhancing our website.

Likewise, we salute the establishment of a Landscaping and Grounds Committee (Joan Howe, Kathy Wells, Curtis Gilroy, Kathrin Harris & Board Liaison Jodi Cunnison) who have already met with Property Manager Ed Olson and the community landscaping vendor to discuss common area landscaping issues.

Some of you are regular attendees at our monthly Board of Governors meeting (first Tuesday of the month) and therefore are aware of ongoing Board actions in support of our community. I encourage your attendance at the meetings so you, too, can understand the range of issues addressed by the Board on a continuing basis.

In this first newsletter edition in a long while, I would just like to address a few items that I believe are of interest to the community.

Hurricane Season is upon us, and, while I know this message is very repetitious, please ensure you have made the appropriate preparations and have a "Plan." Page 47 of the Turtle Rock Owners Manual contains *Emergency Preparedness Guidelines, Procedures and Requirements* (available on the TR Website). A link to the Code Red warning system is available at: <https://public.coderedweb.com/CNE/en-US/8F1CFDD0CA9A>

Email Addresses— If you haven't already provided your email address information to the office, please do so now. It is yet another means for the community office to provide you with information related to the community, and more importantly, another way to contact you during emergency conditions.

Street Signs—There was a Task Force initiated last year headed by Curtis Gilroy and Tom Bass to investigate the acquisition and installation of new street signs (to include STOP/Speed Limit signs) throughout the community to replace the current signage attached to "angle iron" posts. The task was complicated and time consuming, and as it involved considerable expense, the Board was preparing to order a prototype installation at a community intersection to validate the community purchase. While the preparation for this project has been completed, the project has been put on hold as a result of the unexpected expense involved in the next item.

Bridge Repair/Replacement— As many of you have noticed, the bridge at the Community Center to the nature trail has been closed for the past three months. Undergoing the normal maintenance of sanding/painting the ironworks and replacing the wooden planks, we discovered that the ironworks were rusted to the point that the repairs would cost as much as the design, construction, installation of a new aluminum bridge (including removal of the existing bridge). From a cost effectiveness standpoint, the aluminum bridge would reduce the maintenance cost and restart the depreciation cycle. We expect the new bridge design to be available for review within the next two months and the bridge installation to begin in the January timeframe.

Please feel free to contact any of the Board members with your concerns, suggestions, and comments, and we hope you will find time to volunteer to serve the community in the future.

Submitted by Len Friedlander



Men's Club

The men of Turtle Rock have been meeting on a monthly basis for lunch for many years. Come join us for our next lunch meeting on August 15. Our lunches are almost "dinners" with beverages, dessert, and tip included (around \$20 to \$23).

Regular monthly meetings usually have a guest speaker to give a short presentation of interest to our members, such as investment outlooks, homeowners insurance, security, real estate values, home maintenance, and more. In addition to our regular lunch meetings, special outings are also scheduled. In the past we have attended Spring Training baseball games and social events with the Turtle Rock Ladies Club.

Our meetings are great places to meet other men of Turtle Rock and exchange helpful information about our community and homes.

Our next lunch meeting is scheduled for August 15 (Wednesday) at 12 noon at Der Dutchman Restaurant on Bahia Vista just east of Beneva. The cost of this lunch will be \$19 which will include a nice slice of one of their delicious pies for dessert. Meeting reminders are sent via email so we will need your email address. Come for a great lunch and meet some of your neighbors. If you decide to join, annual membership is only \$20.

**If you have any questions,
please contact
Dave Wallace, President
941-924-4034
or Jim Cerny, Secretary
941-926-7888.**

Families Club



August! Back to school time...

If anyone wants to get involved with planning events for the Families Club please email me.

My son will be going into 8th grade this year and High School next year. It's time for some new Moms to take over the Families Group. I can still assist and help out here and there.

Please contact me if you are willing to take over and keep these events going at:

mcomber14@msn.com.

Thanks to all the volunteers who have helped during the years make events such as Spring Fling, the latest July 4 party, Halloween Carnival, and Trolley Tour of Lights, among others, happen!



Submitted by Melissa McOmber



Submitted by Grace Cooney

TURTLE ROCK WOMEN'S CLUB

2018 TRWC BOARD



President
Kim Weiser
513-328 -0729



Vice Pres.
Diane Geramanis
630-772-7946



Treasurer
MaryBeth Cordier
923-9459



Secretary
Charlotte Jones
922-4575



Membership
Angela Pierre
321-3994

FETE MAY LUNCHEON/MEETING - Derby Hats all around!



JUNE LUNCHEON/MEETING – CRAB AND FIN ON ST. ARMANDS CIRCLE



JULY LUNCHEON/MEETING – TURTLES ON THE BAY



For information about the Turtle Rock Women's Club,
call Angela Pierre at 321-3994 or orturtlerockwomen@aol.com

A Message from Management

Since starting here at Turtle Rock a little over a year ago, the number one concern, complaint and topic I hear from you, the homeowners, is the use of your roads. I want to share a friendly reminder about our Turtle Rock Rules regarding Use of Roads

Use of Roads Reminder

As a community, we have to be aware of DOT laws, share the roads and sidewalks, and use common sense.

STOP at stop signs, don't speed, ride bikes in the bike lanes, and walk or run on the sidewalks.
Let's all work together and make Turtle Rock a safer place to live!

The following is an excerpt from our **January 2016 Owner's Manual** regarding Use of Roads:

IV. Vehicles, Vehicle Parking and Storage, and Use of Streets

Section C: Use of Roads

The speed limit in all areas of Turtle Rock is 25 MPH and must not be exceeded. All stop signs and traffic control signs must be strictly observed. The violation policy for failure to obey the speed limit or stop/traffic control signs is as follows:

*First offense for failure to obey any traffic control measure (speed limit or stop/traffic control signs) will result in a Letter of Final Notice to the owner.

*A second offense within 2 years or a third violation for failure to obey the speed limit OR stop/traffic control signs will result in Board action to levy a fine (see Section 1 — Community Information, Item B.3 and B.4 on page 3 — for maximum limitation on daily and per violation maximum fining amounts).



6. Bicycles, and other similar modes of transportation, are considered vehicles under Florida law and are therefore subject to operating under the laws related to vehicles. This includes that bicycles have the same rights to the roadways, and must obey the same traffic laws as drivers. These laws include stopping for stop signs, riding with the flow of traffic, using lights at night, yielding the right of way when entering a roadway, and yielding to pedestrians in crosswalks. Additionally, riders under 18 must wear a helmet. A bike lane, to increase safety, is provided along Turtle Rock Boulevard.

Thank you for your cooperation!

Submitted By Ed Olson

Association Manager

Sunstate Association Management Group



Report from the Treasurer

For the period ending May 2018 our reserve balance was \$1,573,684. Thanks to a fantastic effort by our property manager, delinquencies over 60 days are down to only one account. YTD expenses as of May have been \$18k under budget, which even includes some unexpected expenses on Waterway Maintenance due to Irma. A significant portion of littoral plantings broke loose in one of the waterways along Turtle Rock Blvd, which floated from the north end of the waterway to the south end and blocked the drainage area. *Aquagenix* was contracted to manually remove the loose debris. Considering the extent of storm damage countywide, our waterways fared well during the storm.

At the start of the year the board approved maintenance expenses on the pedestrian bridge near the community center (replacement of decking and repainting). Upon removal of the planks, it was determined that the steel structure had deteriorated and had to be repaired. Engineering reports showed that the deterioration was significant enough to render the bridge unsafe for use without substantial repairs, costing over \$40,000. As well, after the repairs were completed, the lifespan of the bridge would not be extended. At the June meeting the board approved the replacement of the bridge with an all-aluminum structure at a cost of \$59,743. It is expected that the maintenance costs for the new bridge will be significantly lower, and the lifespan will be much longer. The new bridge is expected to be installed before the end of the year.

Lastly, everyone should have received a letter from the Landscape and Grounds Committee regarding the loosening of restrictions on lawn irrigation. Please keep in mind that irrigation water is not free. The cost of reclaimed water for lawn irrigation is a budgeted association expense (\$48,000 annually) and as such is included as part of your quarterly assessments. While we are in the rainy season, please be mindful of this expense and verify that your rain sensor is working so that your irrigation system is not running unnecessarily. If you do not have a rain sensor, please consider having one installed.



This is our first newsletter in quite some time, and I am new to the Board of Governors this year. I would like to remind everyone how to access the association financial reports. These reports are confidential and are only accessible by authorized residents logged in to the association website www.myturtlerock.com. The login is titled Residents Only and is located under the Community Association tab. Once you are logged in, you will see board meeting Minutes and Financials columns going back to the year 2015. Under the 2018 Financials column, you can find the 2018 Approved Budget and all of the monthly detailed financial reports for the year.

Submitted by David Tarlton, BOG Treasurer

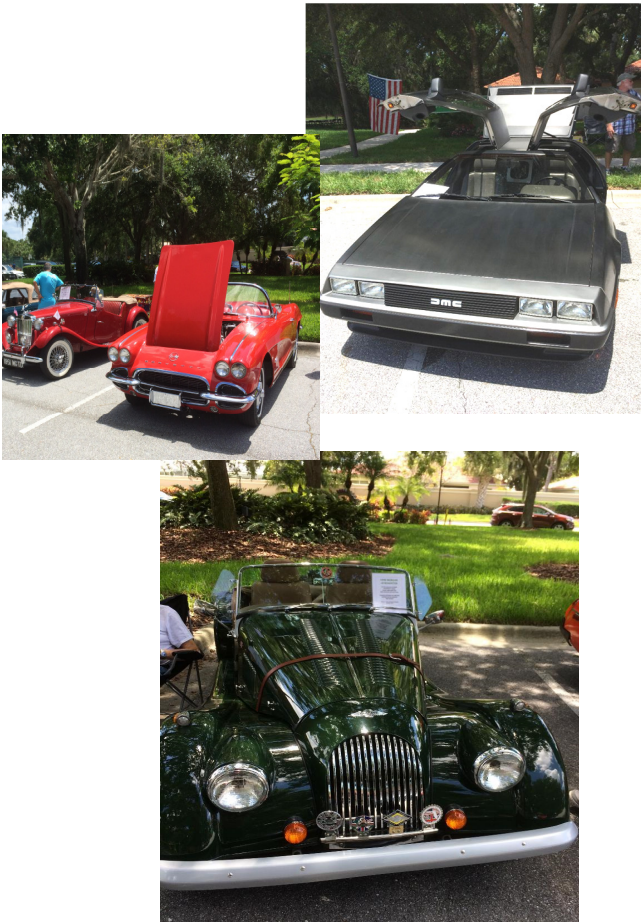
Landscape Committee



The Charter of the **Landscaping and Grounds Committee** was approved by the Board of Governors at the July 3rd Board meeting. The purpose of the Committee is to make recommendations to the Board regarding the aesthetic beauty, ecological stability and maintenance of the common grounds of Turtle Rock; including the landscaping, buildings and common areas, ponds, waterways and preserve areas. The Committee is scheduled to meet on the **4th Wednesday of every month at the Community Center from 1pm-3pm.**

The members of the Committee are Joan Howe, Curt Gilroy, Kathy Wells and Kathrin Harris. Jodi Cunnison is the Board liaison for the Committee.

Submitted by Jodi Cunnison



4th of July



BIG FOURTH OF JULY CELEBRATION

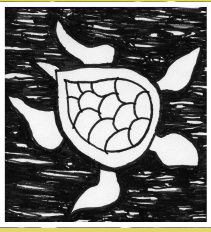
A huge afternoon party was held on the Fourth of July at our Community Center and it was a big success. Our thanks to Melissa McOmber and Kathrin Harris for organizing and making it happen!

Around 120 residents enjoyed a fun food truck by "Chefs 2 You," some absolutely wonderful vintage cars from the "British Car Club," lots of great food brought by attendees, and no rain! Each family brought a dish to pass, providing lots of great home-made delicacies, desserts, and just fun stuff to eat. There was a bike decorating area for kids, who did a great job making their rides look patriotic. Many of us had a chance to chat with neighbors and friends we hadn't seen for a while.

Here's hoping we can do it again next year!

Submitted by our Roving Reporter





Turtle Rock Academy Lecture Series

Serving the TR Community through education, information & entertainment

In 2011, a group of people joined together to establish a lecture series for our community which came to be known as the Turtle Rock Academy.

After creating a survey of possible topics and speakers, the initial program, **“Sarasota Friendly Landscape Choices that Last”**, was presented on March 26, 2011. Since then the Academy has provided our community with programs on a variety of topics. With the approval and support of the Board of Governors, knowledgeable speakers have presented programs on **3-D printing, Climate Change, Shark Research, Robots in the Operating Room, Solar Power, Southeast Guide Dogs, Electric Cars and Safeguarding Your Identity** to name just a few.

The Academy meets the second Thursday of October, November, December and February, March and April from 2 to 3 p.m. in the TR Community Center. Everyone is welcome and it is free.

Current committee members are Jim Vaughan, Kathie Smith, Janet Smith, Kathrin Harris and Jan Merchant. We are open to suggestions from the community for excellent speakers or topics. We are now scheduling programs for this fall so please watch the bulletin boards around the community and the TR website for upcoming programs. Meanwhile, save the dates of October 11th, November 8th and December 13th.

Submitted by Janet Smith



WHO AND WHAT IS THE ARC?????

Are you a new homeowner in Turtle Rock and somewhat puzzled by all the do's and don'ts you hear and read about?

Your new home is in a deed restricted community, which means it is governed by a Board of Governors bound by By-Laws and Restrictive Covenants put in place at the founding of Turtle Rock, registered and approved by a Court of Law.

One of those covenants directs the Board of Governors to appoint an Architectural Review Committee staffed by volunteers to advise and assist homeowners who wish to make changes to the exterior of their property, may it be structural or landscaping, to ensure that those changes comply with established rules and regulations. Unwelcome words to some of us!

The ARC asks you to keep in mind that Turtle Rock is aging; the protection of our trees and maintenance of our homes and yards makes Turtle Rock the desirable community it is, benefitting all of us. The current ARC application is available in the management office and on the website, and the Turtle Rock Owners Manual will answer most questions. Committee members will do their utmost to reach a satisfactory resolution for the homeowner and the community.

The ARC welcomes anyone who would like to volunteer to serve on the committee and invites homeowners to come to its scheduled meetings on the last Tuesday of the month.

Submitted by Christa Friedlander



This will be an ongoing column in the new monthly TR Newsletter. I serve on the board of trustees (five+ years), and will try to include both fun facts and current news about "The Ranch."

When purchasing our home in Turtle Rock, whether 24 years ago in Section A, or just last month, we all chose to live on Palmer Ranch. What does this mean? It means we are part of a master planned development, which gets its name from Bertha Honore Palmer, wife of Potter Palmer, the wealthy businessman who created the celebrated Palmer House in Chicago. Widowed in 1902, Bertha first visited this area in 1910 and declared that it was "The most beautiful place in Florida." (I think we all agree!) Her impressions were published throughout the country, causing a local real estate boom, increased by her own purchase of roughly 80,000 acres on which she conducted agriculture, livestock, real estate, banking, and tourism industries. Today, much of the land she loved has been preserved as State parks, nature preserves, and quality development.

In 1972, respected businessman and Tampa Bay Buccaneer founder, Hugh Culverhouse Sr., purchased the Palmer estate's remaining 12,000 acres. He shared Bertha's love of the land, and created a community that is a model of environmentally sensitive development. Mr. Culverhouse's dream now continues to evolve through his son, Hugh F. Culverhouse, Jr. The development area of Palmer Ranch is defined by the Master Development Order (MDO) with the county, originally approved by Sarasota County Commissioners in December 1994 as a Development of Regional Impact (DRI), which at the time allowed a total of 11,500 residential units, along with commercial and recreational entities.

Parcels of land within the MDO become part of the Master Association when an Incremental Development Order (IDO) is approved by the county, so the size of the Master Association is not static. The current area encompasses 6,733± acres and will continue to grow until build out of land available within the Development Area. As many of us have witnessed, the ranch keeps sprawling to the south. In 2016, additional 660 acres south of S.R. 681 were added to our MDO, now allowing for up to 14,200 residential units.

The Palmer Ranch Master Property Owners Association (PRMPOA) operates as an HOA and is regulated under FL statute 720. Every residential, commercial, and recreational unit within the DRI pays dues to the Association, which many years ago stopped billing owners directly and shifted that burden to the various communities or entities. Nearly 10.5% of Turtle Rock's quarterly dues goes directly to Palmer Ranch. What does the Association do with our \$167 annual assessment? It's mission statement provides the basic theme: "Our mission is to enhance and maintain the aesthetic quality of Palmer Ranch and to preserve the overall unique identity and sense of community."

Stay tuned for information about what the Association does for residents, and other updates, in the next issue of the TR Newsletter! In the meantime, find out more about Palmer Ranch on their website:

www.palmerranch.net

Also, PRMPOA puts out an electronic weekly update about happenings on the ranch. Sign up to receive these directly by scrolling to the bottom of the Palmer Ranch website, and click the link "Sign up for our Newsletter"

Submitted by Kathrin Harris