



ON THE RANCH NEWSLETTER – SEPTEMBER 2020

WWW.PALMERRANCH.NET

LABOR DAY HOURS

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



PATRIOT DAY - SEPTEMBER 11

Friday, September 11, 2020 will mark the 19th 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 Friday, U.S. flags will be flown at half-staff from sunrise to sunset.

News You Can Use

MULTI-COMMUNITY GARAGE SALE ON PALMER RANCH HAS BEEN CANCELLED

The Stonebridge, Hamptons and Wellington Chase multi-community garage sale has been cancelled this year due to continued COVID-19 concerns.

CONDO DIRECTORS CERTIFICATION COURSE – BEING HELD VIRTUALLY THROUGH ZOOM MEETING

Your Community Partners is offering a Condo Director Certification Course featuring guest speaker Kevin T. Wells Esq. via Zoom meeting on **Wednesday, September 9th from 8:30am to 11:30am**. Please RSVP to boardcertclass@gmail.com by noon the Monday before the event as space is limited.

HOA DIRECTORS CERTIFICATION COURSE – BEING HELD VIRTUALLY THROUGH ZOOM MEETING

Your Community Partners is offering a HOA Director Certification Course featuring guest speaker Kevin T. Wells Esq. via Zoom meeting on **Wednesday, September 16th from 8:30am to 11:30a**. Please RSVP to boardcertclass@gmail.com by noon the Monday before the event as space is limited.

HONORING OUR VETERANS

Veterans Day is a time to thank those who are serving or have served and are still with us. Memorial Day is to reflect and remember those who lost their lives in service to their country. Confusing the two or combining the two diminishes the importance of both. As we approach the official Veterans Day, November 11th, we would like to honor our Palmer Ranch neighbors who are serving or have served in the armed forces. For this acknowledgement, we need your help. Please email Carrie (carrie@palmerranch.net) with the name, rank and branch of service of our Palmer Ranch veterans. We will feature their names in our annual Veterans Day Special Edition. Thank you.



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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.



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Sue's Grounds Corner

September, the **HEIGHT** of Hurricane Season in Florida

Believe me, no one understands better than myself how exhausting this is to hear year after year, but it just may keep someone alive during a major storm.

Critical - **every year**- is to review your supplies and emergency contacts (Now is the time to do that)

Feel free to print the **attached PDF**, post on your refrigerator or keep where you see it every day during hurricane season, which ends on November 30th of every year.

DISASTER SUPPLY KIT CHECKLIST		
General <ul style="list-style-type: none"><input type="checkbox"/> At least two weeks supply of medication, medical supplies used regularly and a list of allergies<input type="checkbox"/> List of the style, serial number, and manufacturer information of required medical devices<input type="checkbox"/> Flashlight<ul style="list-style-type: none">Do not use candles and be sure to have enough batteries<input type="checkbox"/> Radio<ul style="list-style-type: none">Battery operated or hand cranked radio, a NOAA weather radio<input type="checkbox"/> Cash<ul style="list-style-type: none">Banks and ATMs may not be available after a storm	First Aid <ul style="list-style-type: none"><input type="checkbox"/> First Aid Manual<input type="checkbox"/> Sterile adhesive bandages of different sizes<input type="checkbox"/> Sterile gauze pads<input type="checkbox"/> Hypoallergenic adhesive tape<input type="checkbox"/> Triangular bandages<input type="checkbox"/> Scissors<input type="checkbox"/> Tweezers<input type="checkbox"/> Sewing needle<input type="checkbox"/> Moistened towellettes<input type="checkbox"/> Antiseptic<input type="checkbox"/> Thermometer<input type="checkbox"/> Tube of petroleum jelly<input type="checkbox"/> Safety pins<input type="checkbox"/> Soap<input type="checkbox"/> Latex gloves<input type="checkbox"/> Sunscreen<input type="checkbox"/> Aspirin or other pain reliever<input type="checkbox"/> Anti-diarrheal medicine<input type="checkbox"/> Antacid<input type="checkbox"/> Laxative<input type="checkbox"/> Cotton balls<input type="checkbox"/> Q-tips	Important Documents <ul style="list-style-type: none"><input type="checkbox"/> Insurance cards<input type="checkbox"/> Medical records<input type="checkbox"/> Bank numbers<input type="checkbox"/> Credit card numbers<input type="checkbox"/> Copy of social security card<input type="checkbox"/> Copies of birth and/or marriage certificates<input type="checkbox"/> Other personal documents<input type="checkbox"/> Set of car, house, and office keys<input type="checkbox"/> Service animal I.D., veterinary records, and proof of ownership<input type="checkbox"/> Information about where you receive medication, the name of the drug, and dosage<input type="checkbox"/> Copy of will<ul style="list-style-type: none">*Items should be kept in a water proof container
Pet Care Items <ul style="list-style-type: none"><input type="checkbox"/> Pet food and water<input type="checkbox"/> Proper identification<input type="checkbox"/> Medical records/ microchip info<input type="checkbox"/> A carrier or cage<input type="checkbox"/> Muzzle and leash<input type="checkbox"/> Water and food bowls<input type="checkbox"/> Medications<input type="checkbox"/> Supplies for your service animal	Food and Water <ul style="list-style-type: none"><input type="checkbox"/> Food<ul style="list-style-type: none">Enough for at least seven (7) days, nonperishable packaged or canned food and beverages, snack foods, juices, baby food, and any special dietary items<input type="checkbox"/> Non-electric can opener<input type="checkbox"/> Paper plates<input type="checkbox"/> Napkins<input type="checkbox"/> Plastic cups<input type="checkbox"/> Utensils<input type="checkbox"/> Water (1 gallon per person)	Vehicle <ul style="list-style-type: none"><input type="checkbox"/> Keep your motor vehicle tanks filled with gasoline
Clothing <ul style="list-style-type: none"><input type="checkbox"/> Include seasonal or rain gear and sturdy shoes or boots.	Special Needs Items <ul style="list-style-type: none"><input type="checkbox"/> Be sure to include specialty items for infants, small children, the elderly, and those family members with a disability.	Phone Numbers <ul style="list-style-type: none"><input type="checkbox"/> Maintain a list of important phone numbers including: county emergency management offices, evacuation sites, doctors, banks, schools, veterinarian, a number for out of town contact, friends & family
		COVID-19 Supplies <ul style="list-style-type: none"><input type="checkbox"/> Face masks<input type="checkbox"/> Disinfectant wipes<input type="checkbox"/> Hand sanitizer

Sign Up For Our Newsletter

Do you want to hear about the news on Palmer Ranch first hand? If so, simply visit our website: 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!

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.'



DISASTER SUPPLY KIT CHECKLIST

General

- ☐ At least two weeks supply of medication, medical supplies used regularly and a list of allergies
- ☐ List of the style, serial number, and manufacturer information of required medical devices
- ☐ Flashlight
Do not use candles and be sure to have enough batteries
- ☐ Radio
Battery operated or hand cranked radio, a NOAA weather radio
- ☐ Cash
Banks and ATMs may not be available after a storm

Pet Care Items

- ☐ Pet food and water
- ☐ Proper identification
- ☐ Medical records/microchip info
- ☐ A carrier or cage
- ☐ Muzzle and leash
- ☐ Water and food bowls
- ☐ Medications
- ☐ Supplies for your service animal

Clothing

- ☐ Include seasonal or rain gear and sturdy shoes or boots.

Special Needs Items

- ☐ Be sure to include specialty items for infants, small children, the elderly, and those family members with a disability.

First Aid

- ☐ First Aid Manual
- ☐ Sterile adhesive bandages of different sizes
- ☐ Sterile gauze pads
- ☐ Hypoallergenic adhesive tape
- ☐ Triangular bandages
- ☐ Scissors
- ☐ Tweezers
- ☐ Sewing needle
- ☐ Moistened towelettes
- ☐ Antiseptic
- ☐ Thermometer
- ☐ Tube of petroleum jelly
- ☐ Safety pins
- ☐ Soap
- ☐ Latex gloves
- ☐ Sunscreen
- ☐ Aspirin or other pain reliever
- ☐ Anti-diarrheal medicine
- ☐ Antacid
- ☐ Laxative
- ☐ Cotton balls
- ☐ Q-tips

Food and Water

- ☐ Food
Enough for at least seven (7) days, nonperishable packaged or canned food and beverages, snack foods, juices, baby food, and any special dietary items
- ☐ Non-electric can opener
- ☐ Paper plates
- ☐ Napkins
- ☐ Plastic cups
- ☐ Utensils
- ☐ Water (1 gallon per person)

Important Documents

- ☐ Insurance cards
 - ☐ Medical records
 - ☐ Bank numbers
 - ☐ Credit card numbers
 - ☐ Copy of social security card
 - ☐ Copies of birth and/or marriage certificates
 - ☐ Other personal documents
Set of car, house, and office keys
 - ☐ Service animal I.D., veterinary records, and proof of ownership
 - ☐ Information about where you receive medication, the name of the drug, and dosage
 - ☐ Copy of will
- *Items should be kept in a water proof container*

Vehicle

- ☐ Keep your motor vehicle tanks filled with gasoline

Phone Numbers

- ☐ Maintain a list of important phone numbers including: county emergency management office, evacuation sites, doctors, banks, schools, veterinarian, a number for out of town contact, friends & family

COVID-19 Supplies

- ☐ Face masks
- ☐ Disinfectant wipes
- ☐ Hand sanitizer