



## ON THE RANCH NEWSLETTER – SEPTEMBER 2023

[www.PalmerRanch.net](http://www.PalmerRanch.net)

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### News You Can Use

#### LABOR DAY HOURS

The Master Association Office will be closed on **Monday, September 4<sup>th</sup>** in observance of Labor Day, re-opening at 8am on **Tuesday, September 5<sup>th</sup>**.



#### PATRIOT DAY - SEPTEMBER 11

**Monday, September 11, 2023**, will mark the 22<sup>nd</sup> 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 Monday, U.S. flags will be flown at half-staff from sunrise to sunset.

#### ARTISTS OF PALMER RANCH MEETING

Beat the heat, show off your cool artwork!

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 11<sup>th</sup> @ 10:30 am**, at Gulf Gate Library, 7112 Curtiss Ave. Any Palmer Ranch resident is very welcome. If you like, bring your latest masterpiece! The group would love to see it!



Featured Artist: *Jerry Blumengarten*

#### GREEN TEAM EVENT AT THE GLENRIDGE - OPEN TO PALMER RANCH RESIDENTS

The members of the Green Team at The Glenridge on Palmer Ranch invite you to join them on **Tuesday, September 12<sup>th</sup> at 10:30am** in The Glenridge Theatre, located at 7333 Scotland Way, for a presentation by Jon Thaxton, Senior Vice-President for Community Leadership with Gulf Coast Foundation. You'll learn about the work that is being done with policymakers to build resilience into our natural and built environments to create cleaner and healthier waterways. This will lead to fewer and less intense red tide outbreaks and reduced beach closures. RSVP is not necessary and Glenridge gate security will provide visitors with directions to parking and to the theatre. For additional information please visit the Green Team website at [www.glenridgegreenteam.org](http://www.glenridgegreenteam.org).

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](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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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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## CONDO DIRECTORS CERTIFICATION COURSE – BEING HELD VIRTUALLY THROUGH ZOOM

*Your Community Partners* is offering a Condo Director Certification Course featuring guest speaker Kevin T. Wells Esq. via Zoom meetings on **Wednesday, September 13<sup>th</sup> from 5:30pm to 8:30pm (evening meeting)**. Please RSVP to [boardcertclass@gmail.com](mailto:boardcertclass@gmail.com) by noon the Monday before the event.

## HOA DIRECTORS CERTIFICATION COURSE – BEING HELD VIRTUALLY THROUGH ZOOM

*Your Community Partners* is offering a HOA Director Certification Course featuring guest speaker Kevin T. Wells Esq. via Zoom meetings on **Wednesday, September 20<sup>th</sup> from 5:30pm to 8:30pm (evening meeting)**. Please RSVP to [boardcertclass@gmail.com](mailto:boardcertclass@gmail.com) by noon the Monday before the event.

## CALLING ALL PALMER RANCH SINGERS

With a Song in our Hearts .....

Do you love to sing? Do you sing in a chorus or choir? You're invited to join the Palmer Ranch Singers as they begin preparation for their Fall 2023 concert. This welcoming, friendly group comes together to sing, to grow musically and to share the joy of beautiful music with the community. Plus – they have a lot of fun!



Their Artistic Director, Jane Hunder, fantastic accompanist, Linda Lee Miller, and their Leadership Team have prepared a delightful holiday program, and are looking forward to returning to singing after a successful March concert, followed by a summer recess.

Rehearsals begin on **Monday, October 9<sup>th</sup>** at St. Andrew United Church of Christ, 6908 Beneva Road (Gulf Gate area). Practices are weekly 1:15 – 3:30 p.m., culminating in a concert on December 10<sup>th</sup>. Music will be provided at check-in at the first meeting, and dues of \$40 are payable by cash or check at the first meeting.

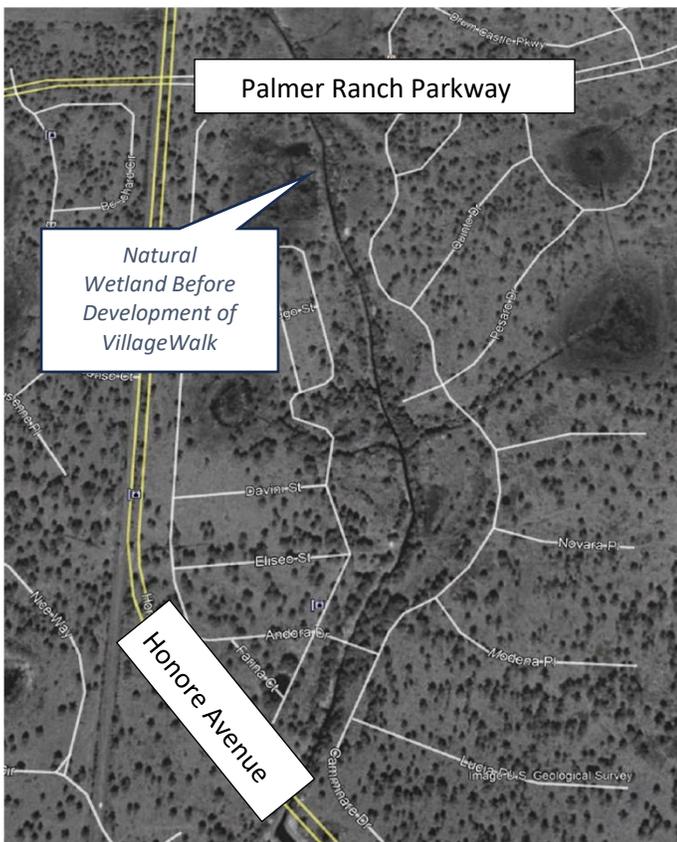
If you are interested in joining the Palmer Ranch Singers, or have questions, please contact Peggy Wells at [pf58bmd@gmail.com](mailto:pf58bmd@gmail.com). They want to make sure they have enough music for everyone. They're looking forward to another great year of musical fellowship, and hope to see many Palmer Ranch neighbors join with them to share the love of singing.

## GRIEFSHARE SUPPORT GROUP AT COVENANT LIFE CHURCH

Have you lost a loved one recently? Griefshare is a grief support group that is non-denominational and features biblical concepts for healing from the loss of your loved one. **Beginning September 14<sup>th</sup>**, the group will meet at Covenant Life Church on Palmer Ranch, 8490 McIntosh Rd., on Thursday afternoons from 2:00pm - 4:00pm. The group facilitator will be our new Pastor of Counseling and Care Ministries, Mitch Welborn. The group will meet for 13 weeks. Sign-ups are open now, [Click Here](#) to sign up. You can also contact Pastor Mitch in the church office at 941-926-4777 with any questions.

**Sue’s Grounds Corner - What is a Restoration Area?**

Some of you have asked why does Palmer Ranch Master Association call certain areas of the ranch Restoration Areas? Restoration Areas are basically areas of waterway easements that have been improved and enhanced to move water away from the community you live in and send it downstream to the next Restoration Area before eventually entering Sarasota Bay. When your community was being developed, all the ponds were outfitted with structures that were piped so that overflow would go from one pond to the next and then to the Restoration Area for major water movement. For instance, all the ponds in Village Walk are piped so that one pond flows into the next and then eventually into Restoration Area “F”, aka South Creek. From there it goes into Restoration Area “E” that runs parallel to Honore along the Turtle Rock buffer and so on. The Restoration Areas were ecologically redesigned to bring back the wildlife and plant life that was disturbed by development. There are more Restoration Areas on the east side of Palmer Ranch because at one time all that land was all cattle pasture and under water most of the year. The Restoration Areas on the west side of Palmer Ranch are few and far between mostly because Catfish Creek had already been in existence and all the developments were basically built alongside the creek, so drainage and swales were incorporated into the development design. There are a total of nine Restoration Areas on Palmer Ranch, eight of which are on the east side and one on the west side.





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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 the Members they represent.

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

- 1) Members of the Master Association.
- 2) Members of their Community or Tract Association.
- 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.**