

Emerald Gardens Jewel



www.EmeraldGardens.org

Spring 2017

From the Desk of the President:

Hello Emerald Garden residents,

It is hard to believe that we are approaching the summer season. A lot has happened in the last six months in the subdivision. The County has completed their road resurface project. They prematurely replaced sod during the recent drought and we hope with the rains, this sod will come back. I plan to contact the County regarding the markings they painted on many of the sidewalks, so they can explain what they are for and remove them, as the sidewalks are in fact county property. Overall, the streets look better than they have in years. This is the first time the road surface has been removed and replaced, since Emerald Gardens was developed.

I want to personally recognize Deb Pietsch, for the efforts she has put into the Pond Committee and the time she spends collaborating with the County and Pond vender to assure our compliance. The pond is looking so much better, since we have been having rain. We also know how grass clippings have an effect on the pond, a reminder to everyone to blow clippings back onto the grass, rather than towards the lake or the streets. Clippings have been going through the culverts and into pond. Please be mindful of your own grass maintenance as well as to let your landscape providers know the rules.

The board is currently moving forward with the Jade Island lighting improvements. We have secured several bids from licensed electricians, which came in higher than originally anticipated. We are now on the schedule and hope to have this completed prior to the Semi Annual meeting. We also plan to fix a wiring issue that caused the holiday lighting to blow circuits on a daily basis. We will be looking for volunteers interested in updating the holiday lighting this upcoming holiday season.

In walking the neighborhood, I have noticed several violations concerning trash cans that are visible from the street. Please refer to the deed restrictions and make sure the trash cans are within the stated regulations. Additionally please make sure the mailboxes are within compliance. There are many mailbox's that have mold and mildew present. All it takes is a 50/50 bleach and water solution with a rinse to bring the mailboxes back to compliance. It appears many homes have debris on the roof along with mold and mildew on the siding. This time of the year is a good time to pressure wash accordingly and to trim the landscaping. It is my goal to keep properties in compliance and thus keeping our property values at the highest level.

Please refer to the Emerald Gardens Web Site for current information on our subdivision.

Regards,
John Kelner

Board of Directors



President John Kelner
Vice President..... Phillip Lucia
SecretaryMelanie Marsh
TreasurerVirginia Phillips
Member at Large OPEN

Business Manager:
Kevin Billingsley, CAM37024
Newsletter Editor: Kevin Billingsley
Webmaster: Kevin Billingsley

Important Information

Regarding Water

Restrictions on

pages 3 and 4



*Welcome to our
newest homeowners!*

Anthony & Ladonna Miller
4443 Diamond Cir S

Gavin Christie (Trustee)
4493 Diamond Cir E

SAVE THE DATE – SEMI ANNUAL MEETING [DATE IS SUBJECT TO CHANGE]

The Emerald Gardens Semi Annual Meeting is scheduled for Thursday July 27, 2017 at St. John's United Methodist Church. Please plan to attend, or please return your Proxy to us. The doors open at 6:30 and the meeting will start promptly at 7:00pm. Door Prizes to four (4) lucky homeowners!



From the Management Desk

(Proposed Rental Property Changes)

Over the past several months, the Board has discussed the possibility of modifying the Deed Restrictions, as it relates to rentals in the community. While this has been discussed in the past, it seems in the last several months, we have noticed an increased number of violation letters going to the rental properties. For this reason, the Board is considering the following changes to the Restrictions.



- Change the minimum lease period from 6 months, to 1 year.
- Limit the number of rentals, to the number at the time of the Deed Restriction modification. For example. If the number of rentals were ten (10), then any new homeowner, who wished to rent his/her property, after the change to the Restrictions, would go on a waiting list. When a rental opportunity presents itself, the next homeowner would be permitted to rent. (first come, first served)
- Establish a 24-month prohibition for owners wishing to rent their property. This would discourage investment companies from purchasing homes, for the sole purpose of renting these homes out. Current owners in our community would be exempt from this proposed restriction.

Owning a home is different from renting. With the home purchase comes the pride of ownership and the sense of belonging in a community where one has a financial stake in the neighborhood. Perhaps, homeowners are “happier” just from having achieved the so-called “American Dream” -- a sense of accomplishment, a milestone. In addition, ownership entails greater individual responsibility. As discussed above, homeownership requires a large (if not the largest) financial outlay of a person’s life and often requires the responsibility of a mortgage spanning 30 years. Therefore, it is a long-term commitment, which may alter human behavior. ¹

With this in mind and before the Board moves to the next step in this process, they would like some input from the community. Any change to the Deed Restrictions, requires a majority (64 votes) in favor. Please complete the enclosed post card and return it postage paid, to the Association. (This is not the vote, just an opportunity for the Board to gauge the position of the community.)

Thank you in advance and we will keep you informed as this process develops.

Kevin Billingsley
Community Association Manager

¹ Social Benefits of Homeownership and Stable Housing. Nation Association of Realtors April 2012

Thank You!

The Board would like to express their gratitude, on behalf of the Emerald Gardens Community.

First, Dave and Judy Lutes. Once again, they made sure our community was prepared for the Memorial Day holiday by placing Flags at each property as well as the entrance. Thank you!

Next, to Glenda Pasho. Glenda stepped up to fill an open Board position and then agreed to stay on for an additional term. While she served on the Board in 2005, she was happy to volunteer again to fill the vacant position. The Board is thankful for her commitment. That said, Glenda and Phil have sold their home and will be moving to another community. All of our best and thank you again.

Special Thanks to Gavin Christie for printing the Post Cards and donating them to the HOA. Thanks Gavin!

Thank you to Laurie Lachowitz who continues to serve on our Welcome Committee. Laurie welcomes new residents and delivers a Welcome basket on behalf of our community.

Pond Committee Update

Neighbors,

The past year has proven to be a move in the right direction to restore our community pond back to a healthier state. With the change in pond services provider, along with a plan to restore the littoral shelf to compliance, we are moving in the right direction. As of late, the lack of rain and reduced water level, has allowed our pond service provider to kill off a large amount of the spike rush that grows in the pond and plays a role in the algae blooms. With the plantings that were done last year, the shelf is beginning to flourish and hopefully with our next planting scheduled in the next month (dependent on the weather) this will continue to fill in the area and get us closer to our goal of compliance with the county.

Please remember summer rains wash fertilizers and pollutants from our yards into our pond, which carries the nitrogen and fertilizers that cause the harmful algal blooms and kills aquatic life. Sarasota County prohibits the use of nitrogen and phosphorous during the rainy season between June 1 – September 30. Instead of fertilizers, consider the following tips to keep your lawn healthy in the summer:

- Green up with Iron - Iron Products with micronutrients keep lawns green through summer.
- Keep the clippings. - Leave grass clippings on your lawn and please do not blow into the sewer drains.
- Mow high for health. - Mowing short stresses grass and makes it vulnerable to disease, pests and drought.
- Homeowners on the pond are asked to maintain a low maintenance, no-mow buffer zone by the edge of the pond. This allows any runoff of chemicals to filter through the grasses and helps create a larger root structure to anchor the soil thereby reducing bank erosion. Please keep the trimmed height to below 16 inches.

The health of the pond is a Community-Wide effort and everyone's efforts are needed to help us with our goals of returning the pond to a healthy and attractive state. Community cooperation is appreciated.

Thank you.
Deb

Sarasota Water Restrictions

Let it rain! While we are moving into the rainy season, Sarasota County continues to operate under water restrictions.

LANDSCAPE IRRIGATION (in effect since January 2007)

Irrigation restrictions apply to any irrigation system using water from a utility, well, lake, pond or canals. Irrigation systems include automatic in-ground systems and sprinklers connected to garden hoses. These restrictions do not apply to reuse/reclaimed (sewer effluent) water or micro-irrigation system which may have different restrictions.

- No irrigation is allowed at any time on Monday, Wednesday, Friday, Saturday or Sunday.

Irrigation is allowed on the following days, one time per irrigation zone per day:

Tuesdays - Even numbered building addresses (numbers ending in 0, 2, 4, 6, 8), addresses ending in A through M, and common areas (medians, recreational areas or other areas with no address).

Thursdays - Odd numbered building addresses (numbers ending in 1, 3, 5, 7, 9) and addresses ending in letters N through Z.

Note: The above irrigation schedule differs from other areas in the district, as is established by local ordinances.

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Emerald Gardens HOA

PO Box 21401

Sarasota, FL 34276-4401

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- Irrigation is prohibited between 8:01 a.m. and 6:00 p.m. on any allowable day.
- Property owners should ensure irrigation timers and run times do not extend past midnight on their allowable watering day. Timers should be adjusted for daylight savings time when it begins and ends.
- Excessive water running off of property is prohibited, including sprinklers spraying into street or other non-landscaped area.
- Irrigation is only allowed one time per zone per allowable watering day.
- All irrigation systems are required by state laws to have a rain sensor or other technology which overrides irrigation when there is sufficient moisture. As such, an irrigation system operating during or soon after a substantial rainfall is prohibited by county code and subject to an immediate \$100 (plus court fee) citation.

MISCELLANEOUS WATER USES

Wasting water, such as allowing hoses to run without a shut-off nozzle, leaking hoses and leaks that are not repaired, are prohibited.

NEW LAWNS/SOD & PLANTS

On the first day of installation only, new lawns may be irrigated any time of day and any day of the week.

After the first day, new lawns may be irrigated any day for another 29 days, before 10:00 a.m. and after 4:00 p.m. On days 31 through 60, new lawns may be irrigated up to 3 times a week, before 10:00 a.m. and after 4:00 p.m.

New lawns/plantings must be at least 50 percent of the area being irrigated. Areas less than 50 percent must comply with hand watering instructions stated below.

HAND WATERING OF LAWNS/SOD, PLANTS

Hand watering hanging baskets, or gardens and other non-lawn plant material is allowed any day of the week and any time. Hand watering of lawns is allowed but only on the allowable day or for a special need, such as application of fertilizer or pest control. All hand watering by a hose requires the use of a shut-off nozzle.

MICRO-IRRIGATION

Micro-irrigation of plants (other than lawns) can be done on any day, and at any time.

Visit www.swfwmd.state.fl.us for additional information.