A warm welcome to your Augusta and Oakmont neighborhood!

On behalf of all our homeowners, the Augusta and Oakmont Neighborhood Committee would like to welcome you to our neighborhood!

We cordially invite you, and current residents, to join in our neighborhood activities.

To assist you in settling in, or if you’ve lived here for some time and have questions, we have prepared key information points for easy access in the following pages. Additionally, detailed information and guidelines are provided in the Country Club/Edgewater Village Association (CEVA) Homeowners' Manual, which is available at the Lakewood Ranch Town Hall and on the Lakewood Ranch governance website. Lakewood Ranch Town Hall is the hub of many organizations and activities and a great resource for new neighbors.

Lakewood Ranch Town Hall
8475 Lakewood Ranch Blvd
Lakewood Ranch, FL 34202
941-907-0272
www.lakewoodranchgov.org

Resident directories with contact information for your neighbors are also available from Town Hall. You can also find a brochure listing more than 50 area organizations and groups at Town Hall when you are ready to get involved in Lakewood Ranch (LWR) activities.

Where you live - in LWR lingo

Your community - The Country Club at Lakewood Ranch
Your HOA – Country Club/Edgewater Village Association (CEVA)
Your Community Development District – CDD2

(See “Who Does What in Lakewood Ranch” below for descriptions of CEVA and CDD2)

If you live on The Masters Avenue or Weston Court your neighborhood is “Augusta”; if you live on Turnberry Isle Court, your neighborhood is “Oakmont”.

Augusta/Oakmont Neighborhood Welcome Packet   Lakewood Ranch, Florida   January 20
Augusta and Oakmont Neighborhood Committee

The Neighborhood Committee members, all of whom are homeowner volunteers, act as your representatives to the various committees that serve as the first level of community government in both CEVA and CDD2. Neighborhood Committee members are elected annually in November by the Augusta and Oakmont homeowners. We hold monthly committee meetings (and homeowners’ meetings as needed) to discuss both neighborhood issues and CEVA/CDD2 matters, publish a monthly neighborhood newsletter and organize bi-monthly social functions for Augusta/Oakmont residents.

The Augusta/Oakmont neighborhood committee is not a Home Owners Association. The HOA to which we homeowners automatically belong, and to which we pay our annual HOA fees, is Country Club Edgewater Village Association (CEVA). CEVA’s role is to manage the restrictions and modifications outlined in the HOA Manual and Covenants, applicable to homes in the community and the land they stand on – CEVA does not offer or fund any social activities.

The neighborhood committee receives no funding from CEVA – any monies we receive have been voluntarily donated by residents. Our neighborhood committee meetings are, of necessity, scheduled for when the volunteer committee members are available and are scheduled a year in advance.

Our responsibilities are the following:

- **Ensure you are represented at CEVA and CDD2 Board Meetings, and in voting for any amendments to the Governing documents.**
- **Communicate to you any updates given to the Board or any Board decisions/actions that are relevant to our neighborhood.**
- **Gather your opinions and concerns, as necessary, to broaden our neighborhood’s input on decisions affecting our community.**
- **At the committee’s discretion, organize social activities within the neighborhood.**
- **Call neighborhood meetings as necessary.**

Your Neighborhood Committee would like to communicate directly with you, the owner or renter, as the need may arise. As a result, we maintain a separate Augusta and Oakmont e-mail list. If you are not automatically receiving neighborhood-related emails, please contact Paul Harding.

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Member, CEVA Modifications Committee  
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**Cindy Mannis:**
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**Tom Mannis:**
Member, CEVA Fining Committee  
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We also invite you to join us on the Neighborhood Committee. Volunteering is a great way to meet your neighbors and to get involved with your community.

The most effective way for you to advise us of problems, ask a question, or obtain a further explanation is to send an email to one of your neighborhood committee members. We’re here to serve you and look forward to hearing from you!

Who does what in Lakewood Ranch?

CEVA is the Country Club/Edgewater Village Association. CEVA handles the programs, restrictions and modifications common to a typical Homeowners’ Association (HOA). CEVA is responsible for the deed restrictions. Those restrictions only apply to dwellings (including a number of condominium communities) and the land they stand upon. CEVA subsists on homeowner dues that have been about $135 annually. This relatively small amount of money buys support from the IDA staff for administrative, financial, and legal services. All CEVA committees – Landscaping, Modifications, Safety and Security, Fining, Revisions, etc. – are ultimately responsible to the CEVA Board. CEVA and its committees are all volunteer and unpaid.

CDD is a Community Development District. There are currently 5 CDDs in Lakewood Ranch and the Augusta and Oakmont neighborhood is situated within CDD2. CDDs are independent, limited-purpose, local governments.

CDDs were created to design, construct, acquire, operate and maintain systems and facilities such as storm water drainage, on and offsite road improvements, drainage and wetland preservation areas, water main and distribution lines, landscape medians and buffer areas, the non-potable water irrigation system, sanitary sewer lines and collection system, entry and identification monuments, and public park areas. These improvements enhance our property value. Without the CDD, these improvements would have been included in your purchase price, constructed in the future, or possibly not been provided at all.

The CDDs maintenance responsibilities are mostly associated with landscape and drainage maintenance, monitoring costs, special services offered by the CDD such as manned gatehouses, and costs of the CDD parks and recreation features. In addition, the CDD addresses many other infrastructure needs identified by the board of supervisors. The operations and maintenance costs of the District may vary from year to year based on these factors.

CDDs have taxing authority and those monies come back to them from Manatee County, who collects it as part of our annual real estate taxes. CDDs in turn pay for services provided by the IDA. Each CDD is governed by a five-member board of supervisors, resembling a small-town city council, elected by the CDD’s registered voters. CDD Board meetings are open to the public and are generally held on the third Thursday of each month at the Lakewood Ranch Town Hall. CDD records are also available for public inspection during normal business hours. Minutes are available to view on the LWR website at http://www.lakewoodranchgov.org/.

IDA stands for the Lakewood Ranch Inter-District Authority. When CDDs came under homeowner control, they soon realized there were economies to be realized by sharing common operating expenses. A legal solution was found and the Inter-District Authority was born. The IDA serves as the central agency for the provision of management and operational services to the five CDDs, the various homeowners associations, and other associations in Lakewood Ranch.

The Inter-District Authority is managed by a board consisting of one supervisor appointed from the members of each of the five CDDs. The IDA employs and manages all the District maintenance employees,
the Executive Director (Anne Ross), the financial staff, and all the Town Hall employees who operate Town Hall and provide administrative services to three Lakewood Ranch HOAs (SRVA – Summerfield and River Walk, GBVA – Greenbrook and CEVA – our HOA). The Lakewood Ranch Town Hall is owned by the IDA. Funding for the IDA is provided through contracts with each CDD.

The IDA board is comprised of one representative from each of the five CDDs. IDA Board meetings are open to the public and are generally held on the third Tuesday of each month at the Lakewood Ranch Town Hall.

**CAS** stands for Community Association Services. It is the department within the IDA that is responsible for managing the day-to-day operations and administrative management of Lakewood Ranch's homeowners' associations. In particular, CAS is responsible for the property management activities of the HOAs with regard to architectural modifications and deed covenant compliance.

**SMR** stands for Schroeder Manatee Ranch, Inc., which is the original developer of Lakewood Ranch. SMR relinquished all property management and control of the five original Lakewood Ranch CDDs in 2006.

**BRU** stands for Braden River Utilities, which is owned by SMR, and supplies irrigation water to our community. The cost of irrigation water used is born by each CDD.

**CERT** is our Community Emergency Response Team which provides search and rescue and emergency first aid support until ambulances, fire and police can reach us during a disaster. CERT will also assist first responders throughout the event. Lakewood Ranch CERT is a part of Manatee County's disaster response system and operates under the supervision of the County Office of Emergency Management. Its members are volunteers who have completed a certification training program covering first aid, fire suppression, disaster preparedness, terrorism, and search and rescue skills.

Each CERT member is provided first aid supplies, protective equipment, and a two-way radio, and each neighborhood team is equipped with additional emergency medical supplies and equipment to conduct search and rescue operations and care for the injured in their neighborhoods. There are over 200 Lakewood Ranch residents serving on CERT teams in their neighborhoods, ready to help themselves, their families, and their neighbors should the need arise. Additional information can be obtained on the CERT website at [www.lwrcert.org](http://www.lwrcert.org).
FAQs – things you might want to know...

Mail is delivered to a cluster mailbox near your home. You should have received a key(s) at closing. You may leave outgoing mail in your numbered mailbox by placing it upright along the right hand side.

Nearest Post Office – About 6 miles away at 5910 Post Blvd, just north east of 70 and Lorraine. 34202 is officially Bradenton, but you can use Lakewood Ranch as your mailing address.

Garbage is picked up on Tuesday and Friday. Recycling pick up is also on Friday – note that the lid on your recycle bin must be completely closed or it will not be picked up. Garbage and recycling containers cannot be placed outside more than 12 hours before scheduled pickup. They cannot be left outside more than 12 hours after pickup.

Yard Waste is collected on Wednesday and must be bundled or bagged and placed at the curb.

Hazardous Waste must not be placed at curbside. Residents may dispose of solvents, paint, used oil, pesticides, household chemicals, ammunition and other Household Hazardous Waste for free at the Manatee County Lena Road Landfill on the third Saturday of each month from 9 am to 3 pm.

Extraordinary Service (Large General Clean Up): If you have an extraordinarily large quantity of household debris, Manatee County provides one annual large general solid waste cleanup per residence, at no additional charge, at the curb. To make arrangements, call Customer Service at 941-792-8811, Monday through Friday between 8am and 5pm, with the exception of holidays.

If you have additional questions about establishing an account or utility service, please contact Manatee County Utilities Department (MCUD) during the hours of 8 am - 4:30 pm, Monday - Friday at 941-792-8811 or http://www.mymanatee.org/home/government/departments/utilities.html.

Back Flow Device Inspections: Annual inspections are required by Manatee County. This inspection can be performed by Accurate Backflow, a company most neighbors have used for years and found to be reliable and responsive to emergency needs if they arise. Accurate Backflow files the appropriate reports with the county on each homeowner’s behalf. Your neighborhood committee has coordinated backflow testing for interested residents in the past and we will continue to offer this service in the future – payment is made direct to Accurate Backflow, generally at a reduced rate.

Parking Restrictions: CEVA does not allow any vehicles to be parked on the street overnight. Further, it is required that each homeowner’s garage accommodate parking for at least one car. Commercial or public service vehicles (such as trucks and pickup trucks), any vehicle with a cargo bed, and campers or motorcycles may not be parked in a driveway overnight. See CEVA Homeowners’ Manual for more details.

Yard Lamps: Working yard lamps are mandatory. The basic maintenance and repair of your yard lamp (such as cleaning the glass globes; repairing/replacing solar sensors; replacing bulbs, etc.) are the responsibility of each Augusta and Oakmont homeowner. Individual owners are subject to fines by CEVA if their yard lamp is not working. For those who are not year-round residents, you should arrange with a neighbor or service to keep yard lamps in good working order.

Electric Service: Constant electric service to your home is required to power both the irrigation system and the yard lamp. Owners who rent their properties with the electric service in their tenants’ name must ensure that the service is continued during the periods when the property is vacant.

House Rentals: The minimum rental term in Augusta and Oakmont is 12 months. Rentals within the Country Club are subject to specific restrictions that are detailed in Exhibit E of the CEVA Homeowners’ Manual.
Manual. Owners who rent their properties must have the lease approved by Town Hall before their tenant can move in. Additionally, it is the owner's responsibility to ensure that tenants comply with the rules of the community and to provide renters with all necessary keys (i.e., mailbox and restroom).

**Country Club/Edgewater Village Association (CEVA) Rules:** The CEVA Homeowners' Manual details the rules and regulations that govern life in the Country Club. Augusta and Oakmont homeowners can obtain a packet that includes a copy of the current CEVA Homeowners' Manual, as well as other resident information, and an application for gate transponders for their vehicles at the Lakewood Ranch Town Hall. Your committee strongly suggests reviewing the restrictions in the CEVA Homeowners' Manual.

We also encourage you to go to the Lakewood Ranch Governance Website at [http://www.lakewoodranchgov.org/](http://www.lakewoodranchgov.org/) to access governance documents, request common-area maintenance and keep in touch with Lakewood Ranch events and activities.

**NextDoor** [https://southeastlakewoodranch.nextdoor.com/login/](https://southeastlakewoodranch.nextdoor.com/login/) is a free online networking site for neighbors. Neighbors share information, buy and sell items, and ask for referrals and advice. Some say it's a cross between Craigslist, Angie’s List and Facebook, localized for your neighborhood.

**AND SOME REMINDERS...**

- Watering is limited to one day a week unless you’ve installed a Soil Moisture Sensor System. Check with Town Hall for your specific day and time.
- Garage doors must be kept closed except when in actual use.
- Manatee County requires all cats and dogs to be leashed. Pet owners are required to pick up after their pets.
- Birdhouses, bird feeders and other decorative yard items are allowed if they conform to the rules regarding number, placement and color.
- The CEVA Modifications Committee must approve most changes to the exterior of any residence in Augusta and Oakmont (i.e., painting, adding planting beds, pool, lanai, etc.). Most changes to the landscape also require Modifications Committee approval.
- SUVs are allowed, but trucks are not permitted to be parked in driveways overnight between the hours of 10 pm and 8 am.
- Parking any vehicle on the street between the hours of 10 pm and 8 am is strictly prohibited.
- Pets are limited to two per household.
- It is the homeowners’ responsibility to keep the exterior of the property clean and free of dirt/rust/mildew including your roof, gutters/fascia/soffits, house walls, driveway, walkways, and sidewalks.
- Basketball hoops (in a sleeve) are not permitted in the Augusta and Oakmont neighborhoods.

*Your Neighborhood Committee is here for you. Please don’t hesitate to reach out to any of us!*