

Congratulations on the purchase of your new home!

From all of us here at DPGF, we extend a warm greeting and happily welcome you to the Epperson Ranch community. Included in this welcome packet is a bit of information that we hope will help you along the way as you settle into your new community. Please do not hesitate to contact us if you have any questions, comments, concerns, or even if you just want to say hi!

Community Development District (“CDD”) Overview

A Community Development District, commonly referred to as CDD, is a governmental unit created to serve the long-term specific needs of its community. Created pursuant to Chapter 190 of the Florida Statutes, a CDD's main powers are to plan, finance, construct, operate and maintain community-wide infrastructure and services specifically for the benefit of its residents. The Epperson Ranch CDD is organized similar to other local governments in Florida, in that the legislative body is composed of a five-member board known as the Board of Supervisors. The Board establishes the policy of the District in accordance with Florida law.

More information about the CDD and the Epperson Ranch community can be found on the Epperson Ranch CDD website – www.eppersonranchcdd.org.

District Management

The Board, by law, must hire a District Administrator and a District Counsel. Staff members operate utilizing the same formalities as a County Administrator and a County Attorney. The Board, through review of advertised Requests for Qualifications, ranks and selects a District Engineer to perform the engineering needs of the District. District Administration staff and the District Attorney administer the operations of the District and implement the Board's policies and contracts.

The district office is located in New Tampa on the first floor of the Regus building at 15310 Amberly Drive, Suite 175, Tampa, Florida 33647. The office is open Monday through Friday from 9:00 a.m. until 3:00 p.m. and closes for lunch daily from 12:00 p.m. until 1:00 p.m. The amenities department is closed on Monday and Wednesday to accommodate administrative and Board requests.

Amenity Access & Device Registration

Residents of the community can access the community using a gate transmitter or a four-digit immediate access pin. The gate transmitter and access pin **MUST** be registered with the CDD before they can be used to gain access to the community. The paperwork that is required to register for access can be found at the end of this welcome packet. More information about the amenities, including the instructions on how to register for access to the amenities, can be found on the Amenities webpage of the Epperson Ranch CDD website.

Key Community Contacts

District Management (“CDD”) – DPFM Management & Consulting LLC

Paul Cusmano, District Manager
Email: Paul.Cusmano@dpfg.com
Office: (813) 418-7473 - Extension: 4301

Ken Joines, Associate
Email: Ken.Joines@dpfg.com
Office: (813) 418-7473 - Extension: 4306

Lore Yeira, Contracts Administrator
Email: Lore.Yeira@dpfg.com
Office: (813) 418-7473 - Extension: 4303

Kelly Rowe, CDD Field Manager (Hillsborough)
Email: Kelly.Rowe@dpfg.com
Mobile: (407) 663-8284

Teeanna Kamalu, Amenity Manager
Email: Teeanna.Kamalu@dpfg.com
Office: (813) 418-7473 - Extension: 4304

Anderson Davis, CDD Field Manager (Pasco)
Email: Anderson.Davis@dpfg.com
Mobile: (813) 404-2010

Raymond Lotito, District Manager
Email: Raymond.Lotito@dpfg.com
Office: (813) 418-7473 - Extension: 4305

Homeowner’s Association (“HOA”) – Rizzetta & Company

Patty Desthers, Community Association Manager
Email: pdesthers@rizzetta.com
Office: (813) 994-1001
Website: www.rizzetta.com

Developer – Metro Development Group

Chloe Crooks, Community Relations Manager
Email: chloe@metrodevelopmentgroup.com
Office: (813) 288-8078
Mobile: (813) 463-6121
Website: www.unionpark.metroplaces.com/

Regan McCreight, Community Relations Coordinator
Email: regan@metrodevelopmentgroup.com
Office: (813) 288-8078
Website: www.unionpark.metroplaces.com/

Amenity Access Registration Form

Today's Date: _____

Registration Type:

- New Registration Modify Existing Registration Deactivate/Transfer Registration

Name: _____

Street Address: _____

Email Address: _____

Phone Number: (___ ___) ___ ___ - ___ ___

Closing Date: _____

I own rent my home.

If renting, please provide the name and address of the owner.

Name: _____

Street Address: _____

GATE ACCESS:

Device _____ **Device Number** (separate multiple entries with a comma)

Gate Transmitter _____

Display Name for the Entrance Gate (limited to 15 characters, including spaces):

4 Digit Gate Access Code (choose numbers that you will remember): _____

Temporary Gate Access Code for New Residents: #9104

EMERGENCY CONTACT INFORMATION:

In case of emergency, please contact:

Name _____ **Telephone** _____

Transferring ownership to (if applicable):

Name	Phone Number/Email	Owner/Renter
_____	_____	<input type="checkbox"/> Owner <input type="checkbox"/> Renter
_____	_____	<input type="checkbox"/> Owner <input type="checkbox"/> Renter

Gate Access via Numerical Keypad

To unlock the entrance gate using your 4-digit immediate access pin, press “#” followed by the 4-digit pin on the keypad.
To unlock the pool gate, enter your 4-digit pin followed by “#”.

Gate Access via Telephone Directory

Instruct your guest to find your name in the directory by scrolling through the list using the “A” and “Z” buttons. Push the “CALL” button and wait for the system to dial. Upon answering, press and hold the number “9” on your phone's keypad before ending the call to open the gate.

Gate Access for Residents in the Freedom Community

For inquiries, including how to register for access to the Epperson Freedom section, please contact Rizzetta & Company.

Patty Desthers
5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544
Phone: (813) 994-1001
Email: pdesthers@rizzetta.com

Regina Sneeringer
5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544
Phone: (813) 994-1001
Email: rsneeringer@rizzetta.com

Pedestrian Gate Access

To unlock the pedestrian (sidewalk) entry gates located at either side of the community entry gates, enter the 4-digit access code below on the keypad; open the gate immediately as the gate only releases for a short time.

Pedestrian Gate Access Code: 2019

Lagoon Access

For inquiries relating to the lagoon, please contact Lagoon Information.

Contact Information

Phone: (813) 527-0775
Email: hello@lagooninformation.com
Website: www.lagooninformation.com/contact/

Summer Hours

Monday – Friday: 11:00 AM – 8:00 PM
Weekends: 9:00 AM – 8:00 PM

Return the completed form and verification documents to the Epperson Ranch CDD Amenity Manager via email to amenitymanager@dpg.com OR via mail to: **Epperson Ranch CDD Amenity Manager**, c/o DPG Management & Consulting LLC, 15310 Amberly Drive, Suite 175, Tampa, Florida 33647.

Acceptable documents include:

Proof of ID: Valid driver’s license, state issued photo ID, military ID
Proof of Residency: Closing document, current utility bill, deed

Did you know? You can find out more information about the amenities and the CDD on the Epperson Ranch CDD website - www.eppersonranchcreekcdd.org.