



February 2021

Nature's News

at Wilderness Lake Preserve

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The Community Magazine for Wilderness Lake Preserve Residents



Call Joe & Olga Buchi @
813-B₂U₈Y₉-H₄O₆U₈S₇E

Tampa4U.com

WILDERNESS LAKE REAL ESTATE NEWS



New Listing!

\$300K

7652 Blue Spring

Joe & Olga go above and beyond to help their clients to sell their homes to their utmost potential! They employ a tried and true marketing strategy that includes: Top Notch Photos, Facebook Ads, Matterport 3-D, Publication on Zillow, Trulia and Realtor.com, Virtual Staging, Open Houses and more. Joe & Olga not only have great Real Estate experience (Olga a Realtor since 2006 and Joe since 2013), but they also have deep related industry experience (Olga worked for Title Companies 2001-2005 and Joe was a loan officer for 10 years 1998-2008 and also worked for Chase Bank as a Job Coach in the Home Equity Loss Mitigation Department.) Whether you are buying or selling Joe & Olga are HERE4U! Just call 813-BUY-HOUSE, 813-289-4687!

Thank You for Our Recent Wilderness Lake Preserve Sales



Sold in 2 Days

\$650K

21307 Sky Vista



Sold in 37 Days

\$585K

21550 Draycott



SOLD in 5 Days!

\$485K

21102 Birchholm



Sold in 4 Days

\$457K

7450 Kickliter



Sold in 4 Days

\$480K

7130 Derwent



Sold in 8 Days

\$427K

7206 Americus



Sold in 3 Days

\$325K

7732 Stoneleigh

"Joe, On behalf of Anita and I, even before anybody has come to see our home we are extremely thankful for the energy and enthusiasm you and Olga have displayed on our behalf...We already knew and admired you for your strong and helpful presence in this community even before you became a Realtor. However this seems to be at another level. We are giddy with excitement and sincerely grateful for you and Olga's efforts on our behalf...That Matterport is beyond expectations! Your video, your write-up, the photos, absolutely first class. Thanks very much!" - Francisco & Anita Maldonado, 7732 Stoneleigh Dr.





Call Joe & Olga Buchi @
813-B₂U₈Y₉-H₄O₆U₈S₇E

Tampa4U.com

WILDERNESS LAKE REAL ESTATE NEWS



Active: Lakefront Home with Private Dock: 5 Bed 4 Bath 3786 Sq. Ft. 21610 Draycott Way \$600K



Thanks for the Facebook Reviews!



Heather Anderson Ancer

Joe Buchi Olga Buchi hands down the best!!!! Homes sell ridiculously fast with their marketing strategies and they are just good, down to earth, Honest people!



Joe & Olga go Above & Beyond:

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3. Matterport 3-D Virtual Tours
4. Staging & Virtual Staging
5. Free Appraisal by Licensed Appraiser
6. Expert Negotiating Skills
7. Experienced & Knowledgeable & Caring



We provide Matterport 3-D & DOLLHOUSE TOUR on every listing! It's a vital tool to sell your house since it helps online buyers to better understand your home's unique layout and configuration.





21320 Wilderness Lake Blvd.
Land O'Lakes, FL 34637
813-995-2437 / www.wildernesslakecdd.org

CDD Board of Supervisors

Brian Sailer - *Chair*
Holly Ruhlig - *Vice Chair*
Bryan Norrie - *Assistant Secretary*
Beth Edwards - *Assistant Secretary*
Scott Diver - *Assistant Secretary*

Wilderness Lake Preserve Phone Numbers

Wilderness Lodge.....813-995-2437, www.wildernesslakecdd.org
Lodge Manager, Tish Dobsontdobson@wplodge.com
The Spa at Wilderness Lake Preserve813-995-2437
District Manager (CDD),
Matt Huber w/Rizzetta & Co.813-933-5571
WLP CDD Websitewww.wildernesslakecdd.org
HOA Community Manager, Michael Spall w/
Greenacre Properties, Inc. ..813-600-1100, mbspall@greenacre.com
HOA Board Email Contactyourboard@wlp-HOA.org

Important Phone Numbers

EMERGENCY/AMBULANCE.....911
Animal Control.....813-929-1212
Waste Express / Progressive727-849-3333
Chamber of Commerce.....813-996-5522
Florida Auto Tag & Title - Tax Collector813-929-6020
Florida Driver's License.....813-929-6020
Poison Control800-222-1222
Duke Energy800-700-8744
Frontier (Telephone).....800-921-8101
Spectrum.....727-856-3278

LAND O'LAKES

Library813-929-1214
Community Center813-929-1229
Recreation Center813-929-1220
Post Office813-996-1257

PASCO COUNTY

Building Department813-929-6084
Disaster Preparedness727-847-8137
Health Department.....813-558-5173
Sheriff's Department727-847-8102
Government813-996-7341
Parks & Recreation Department.....813-929-1260
School Board813-794-2000
Water & Sewer.....727-847-8131
Public Information.....727-847-8110



Garbage Pickup Schedule

Waste Express / Progressive

TUESDAY and FRIDAY MORNINGS*

**Please bring in receptacles as soon as possible
after trash has been picked up.*

Recycling Days: Every Wednesday

Water Restrictions

Please visit the Pasco County website (pascocountyfl.net) to
obtain the most up-to-date watering information.

Architectural Review Committee

When making changes to the outside of your home, remember to
submit your alteration application to the "ARC" prior to beginning
your project.

Are You Selling/Renting Your Home?

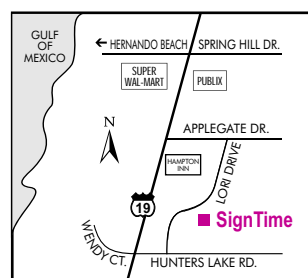
Please call The Lodge at **813-995-2437** to help streamline the
process for yourself and the new home occupant. The Deed
Restriction Books need to be left for the new homeowners.
Lodge ID Cards need to be returned to the Lodge for
deactivation. **Thank you!**

ADVERTISING DEADLINE

February 13th for the March 2021 Issue

The appearance of advertising in The Nature's News newsletter is neither a guarantee
or an endorsement by Wilderness Lake of the product, service or company or the
claims made for the product in such advertising. Customers are urged to make their
own inquiries of any company before consideration. Verify that a contractor is
licensed at www.myfloridalicense.com

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Around the Preserve

Fitness & Health Classes

Water Aerobics

9:30am - 10:30am Monday - Friday

Exercising in the water is a fun change of pace and is much easier on the joints than high-impact activities. This is a resident-driven event that is free to participants.

Yoga

Lu-Ann Koegler, a RYT-200hr Zarnay Yoga Instructor for classes.

Tuesday 8:15am - 9:45am

Thursday 8:15am - 9:45am

Please RSVP to Lmgagain@yahoo.com or (813) 846-0874 Cost: \$5.00 per class

Walking, Toning and Strengthening Class

Location: Activity Center

Mondays, Wednesdays, & Fridays

9:30am - 10:45am

This is a resident-driven activity. Class size is limited due to spacing requirements.

Cost: FREE

Power within Boot Camp with Gina Leffers

Location: Basketball Court

Monday, Wednesday and Friday at 9:00am

Camp Includes: 12 workouts, an exclusive Facebook Group with constant support, encouragement, and one on one assistance, if necessary.

A healthier and stronger you as a result of your efforts.

Cost: \$100 – 3 days a week or \$70 – 2 days a week

To register, please contact Gina at:

Gina.fitness320@gmail.com or 813-810-0796.

Classes at The Lodge

Chat'hers Club

Ladies' Social Club at Wilderness Lake Preserve

This year the Chat'hers will sponsor research for finding cures for Women's Cancers.
For event information, please call Judy at 813-352-9536.

Photography & Bird Watching Club

Meets at 7pm on the 3rd Wednesday of every month.

For further information on the club or the monthly outings, please email mcoppola47@hotmail.com.

Family Bible Study

All Are Welcome!

Dates: February 8th and February 22nd

Time: 7:00pm

For more information, Contact Rich Foster at 813-295-9147 or Carrie Foster at 215-779-9108

Location: Wilderness Lodge (Activities Center)

Women of Wilderness Bible Study

Wednesdays at 10:00am

Contact Shuyuan at 970-978-7568 for more information.

Deerfields Meeting

Location: Deerfield's Pool

Date: 2nd Tues. of each month **Time:** 6:00 pm

Friendly Reminders From Your Neighbors...

Wear a mask when you are enjoying the Lodge, Activities Center, Nature Center, Theater, and Locker Rooms.

Wipe down the Fitness Center equipment after each use.

Return the Fitness Center equipment to the racks once your workout is complete.

Throw your trash in the waste receptacle.

Thank you for your assistance in maintaining a clean and tidy Fitness Center.



The Annual Meeting is coming! Please make sure Tuesday, February 23rd is on your calendar and plan to attend our Annual Meeting. Your notice of Annual Meeting should have been received and includes important information on how to attend the virtual meeting, complete proxies, and vote for Board members. Please turn in your Proxy to streamline the Annual Meeting process and ensure that we have enough representation to conduct business at the Annual Meeting. In the past, we had to reschedule the annual meeting or wait while residents were called in to ensure we had enough proxies and people to constitute a quorum. If we do not have a quorum, we must reschedule the annual meeting and that is costly to the community as all the notices must be remailed. Please follow the instructions in your mailer on how to complete and where to mail your proxy and ballot. **Proxies and ballots go to Greenacre, NOT the Lodge.**

Isn't it time to evaluate your home and yard and attend to those little things you've been putting off...for some of us maybe some big things. Such as, is it time to pressure wash your house, or has it reached that age/stage that a new coat of paint is needed? Builder paint is usually of less quality and more thinly applied than you would probably like on your home. Paint is not just an aesthetic choice, it protects your home and therefore your investment. Some homes have needed stucco repair and the builders have often squeaked out of responsibility saying the home was not maintained by the owner with paint. But paint does protect the exterior of your home, and cracks also need to be sealed. Hmmmm, maybe you'd better check out that paint, just in case. All re-painting requires an ARC application (it's free!), even if you are repainting your original color. Color scheme books are available for viewing in the Lodge. Many homes need to have the gutters, downspouts, and soffits painted as they cannot be cleaned further. Sometimes, that's all it needs to brighten up your home.

How's your lawn and landscaping? This time of year, rainfall usually is not sufficient to keep grass and landscaping alive. You may need to water. While you're out and about, check your sprinkler heads and the timers. Are they working, are they geysers? Check the Pasco County website and SWFMD for

more information on when you can and can't water. And don't overwater, that's bad for your grass too! Grass will start to grow more rapidly as the weather warms up. Grass must be regularly mowed, edged, and trimmed. Landscaping must be maintained- mulch only is not maintenance and is prohibited in our community. Plants do not last forever and need to be replaced if they are no longer thriving or if they have outgrown the space. Regular replacement of plant material does not require ARC approval, nor does expanding plant beds if irrigation is sufficient. However, replacing grass with mulch or rocks alone is a violation of our community standards. Florida Friendly yards are allowed but must be ARC approved and must be maintained with appropriate plant material in sufficient quantity.

The ARC committee meets every two weeks and is very timely in its decision making. Applications are available at our Management Company site, <http://www.greenacreproperties.com>

Let's keep our community beautiful!



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Message From Your Board President

To my fellow neighbors:

As your Board president, let me address some misinformation that has been circulating since the Association's recent mailing to residents that warned against feeding wildlife and against letting pets roam free in community. Contrary to popular belief, your Board president is not all-powerful. Your president has not recently adopted rules to restrict your ability to let your pet roam free or to feed wild animals. To the contrary, these restrictions have been in your Governing Documents since the conception of the Association in 2002. When these restrictions are in your Governing Documents, the Board has a duty to enforce them. Recently, the Board received complaints of feral cats in three (3) different areas of Wilderness Lake Preserve (one complaint resulted from a feral cat attacking a pet) as well as feeding wildlife. For example, the feeding of wildlife in the community has led to a hog invasion and destruction of sod in one area of Wilderness Lake Preserve. When your Board has documented evidence of violation of the Governing Documents, like the feeding of wildlife, it must take action. Failure of the Board to enforce the Governing Documents can lead to a whole host of issues for not only the Association but also for the peaceful relation between unit owners in the community.

Let me be clear: neither the Board nor your president is targeting pet cats. In fact, several of your Board members (including myself) have pet cats and/or dogs. We welcome residents with pets. However, the Board must enforce the restrictions currently existing in the Governing Documents. Your Board, alone, cannot amend the Declaration to remove the nuisance provision or restrictions with respect to pets. If the community would like to change these restrictions, your Board is happy to prepare a proposed amendment and then seek the approval of the membership. As you know, our community must vote on any change to the Declaration, just like we all did to approve basketball hoops a few years ago. In fact, your Board recently sought the community's approval to amend the pit bull exclusion to reflect aggressive animals in general. However, that amendment failed to get enough community votes to pass.

Keep in mind your Board has the fiduciary duty to enforce all rules and covenants in the Declarations and Community Standards. We cannot be selective in our enforcement. The rules simply do not change with different Board members, management companies or legal counsel. But if the community wants to amend certain restrictions, it can. This is a democracy. Your Board will be happy to prepare proposed amendments for any restrictions the community would like to remove from the Governing Documents.

If you have any questions, please reach out to me. I will gladly speak with you and try to answer your questions.

Teresa Harvison, WLP HOA President



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Realtor Associate

352.875.8540 (Cell)

charrison@futurehomerealty.com



Pavement Management For The Preserve at Wilderness Lake CDD



Local/Residential Road Improvements

Pasco County, like many predominately rural counties throughout the United States and Florida, funds the paving and repaving of the county's roads by assessing the benefitted property owners. Property taxes are not used for road reconstruction, improvements, or maintenance. Instead, these taxes fund parks, libraries, law enforcement, courts, jails, animal control, and a myriad of other county services and offices.

Local or neighborhood streets are paved or repaved under the Special Assessment Ordinance No. 02-17.

While the county does maintain some limestone roads by grading, the county cannot afford to accept additional unpaved roads for maintenance or pave those that we do maintain.

Paving Assessment Account

The money to fund local/residential road improvements comes from the paving assessment account (a revolving fund). The benefitted property owners are required to repay the money in order for the paving assessment account to be replenished, ensuring future projects will be possible. The repayment can vary from five to 15 years, depending on the project.

Road Paving Assessment (PVAS) Program

PETITION PROCESS

1. Property owners requesting information regarding road improvement(s) shall contact Paving Assessment (PVAS) at 727-834-3601. An information packet containing a Petition Leader Request form, Frequently Asked Questions about the PVAS program, and information about the State Housing Initiative Program will be mailed to the requestor. **Completed**

Note: A petition for a PVAS project must be initiated with the Petition Leader Request form, signed by a property owner who either owns property on the road or who benefits directly from road improvements.

Completed

2. A site evaluation will be conducted and an estimated cost for the project will be generated.

3. Letters and ballots will be mailed to all benefitted property owners explaining the proposed project and the maximum amount to be assessed after the work is completed. Included with the letter is a stamped, self-addressed envelope for property owners to return their ballots. **March 2021 mailing to the residents and CDD.**

4. Before proceeding, 50% or more of the returned ballots must be in favor of the project.

5. If enough favorable responses are not received, the project will be discontinued.

6. If enough favorable responses are received, a Workshop and a Public Hearing will be scheduled.

7. If the Board of County Commissioners approves the project, it will be scheduled for construction.

8. At the end of the road improvement project, the road will become county maintained.

9. After the project is completed, all specially benefitted property owners will be billed their share of the completed work cost, regardless of whether they voted for or against the project.

10. The assessment will appear on each property owners annual tax bill.

Special Assessment Methodology Based on Equivalent Residential Units (ERUs)

All parcels of property benefitted by the improvements forming the basis of a special assessment shall be assessed based on the number of Equivalent Residential Units (ERUs) assigned to such parcel. The number of ERUs assigned to each parcel is determined according to the following rules:

I. Parcels with a "Legal Right" [1] to access the improvements or services forming the basis of the special assessment and that are contiguous to the improvements or services forming the basis of the special assessment:

(a) Residential parcels:

(1) **Improved residential parcels.** Each parcel of property with an agricultural, residential or mobile home zoning district, single-family or multi-family, on

continued to the next page



which no additional residential units may be placed under applicable land development code requirements shall be assessed one (1) ERU for each existing single family detached residential unit (including mobile homes located on individual lots), and three/fifths (3/5) of an ERU for each existing multi-family residential unit (including, but not limited to, apartments, condominiums, townhouses, duplexes, and mobile homes located in mobile home parks).

(2) Partially improved residential parcels.

Each parcel of property with an agricultural, residential or mobile home zoning district, single family or multi-family, on which one (1) or more dwelling units have been placed shall be assessed the greater of the number of ERUs determined according to subparagraph (a)(3) below, or the actual number of existing dwelling units on the parcel according to subparagraph (a)(1) above.

(3) Unimproved residential parcels. Each parcel of property with an agricultural, residential or mobile home zoning district, single family or multi-family, shall be assessed that number of ERUs determined by sixty-five percent (65%) of the maximum number of single-family residential dwelling units allowed under applicable land development code requirements for that parcel.

(b) Nonresidential parcels:

Each parcel of property zoned other than agricultural, residential or mobile home shall be assessed that number of ERUs determined by sixty-five percent (65%) of the maximum number of single-family residential dwelling units allowed under the predominant residential zoning requirements for the assessment area.

II. Parcels with a Legal Right to Secondary or Alternative Access to the Improvements or Services forming the Basis of the Assessment, and that are Contiguous to the Improvements or Services forming the Basis of the Assessment:

Each parcel of property with secondary or alternative access to the improvements or services forming the basis of the assessment shall be assessed fifty percent (50%) of the ERUs determined according to paragraph I. above.

III. Parcels that are not contiguous to the improvements or services forming the basis of the assessment, but where at least fifty percent (50%) of the parcel lies within a 1,000-foot centerline of the improvements or services forming the basis of the assessment and the parcel has access to the collector and arterial roadway network through the improvements or services forming the basis of the assessment.

Such parcels shall be assessed twenty-five percent (25%) of the ERUs determined according to paragraph I.

IV. Parcels that are not contiguous to the improvements or services forming the basis of the assessment, but where the parcel's sole means of access to the collector and arterial roadway network is through the improvements or services forming the basis of the assessment. Such parcels shall be assessed twenty-five (25%) of the ERUs determined according to paragraph I. above.

V. Exceptions:

(1) The following shall be assessed zero ERUs: a. Any parcel of property determined to be unbuildable and which cannot be altered to become a buildable lot or combined with other parcels owned by the same owner to become part of a buildable lot; b. Any parcel of property owned by the federal government, the State of Florida, its counties or its municipalities.

(2) The county administrator, or his designee, in response to the presentation of unique, exceptional or extraordinary circumstances, where strict application of the above method of determination would create a practical difficulty or an undue hardship, may recommend that the Board of County Commissioners approve an alternative method of determination on a case by case basis in the interest of fairness and administrative ease.

[1] "Legal Right" is defined as the legal right to connect to or access the improvements or services forming the basis of the special assessment under Florida statutory or common law, or pursuant to private agreement. For purposes of this section, the issuance of any state or local permit or approval as a precondition to connection or access shall not be construed as denying any parcel owner a legal right to connect to or access the improvements or services forming the basis of the special assessment.

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WLDNRS0221

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up to

MUST PRESENT COUPON AT TIME OF SERVICE

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WLDNRS0221

SAVE ON PLUMBING REPAIR

up to **\$40 OFF**

MUST PRESENT COUPON AT TIME OF SERVICE

Cannot be combined with any other offer. Based on 20% discount of total repair bill, up to \$40 maximum. See dealer for details.

WLDNRS0221

Same-Day
EMERGENCY SERVICE
7-Days a Week



SAVE ON YOUR NEXT REPAIR

\$25 OFF

Cannot be combined with any other offer. Not available with Clean & Tune or Drain-line Service. See dealer for details.

MUST PRESENT COUPON AT TIME OF SERVICE
IERNA's Heating & Cooling | 813-548-6355

WLDNRS0221

FREE ULTRA-VIOLET LIGHT

Receive a Free Ultra-Violet Light w/ the purchase of a new A/C.* **SAVE \$600**

MUST PRESENT COUPON AT TIME OF ESTIMATE
Cannot be combined with any other offer. Offer only valid when purchasing a complete 15+ SEER Bryant System. Cannot be applied to past purchases or estimates. See dealer for details.

IERNA's Heating & Cooling | 813-548-6355

WLDNRS0221

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Buy 2 SAVE \$240
Buy 3 SAVE \$420
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Our team is taking every precaution to ensure the safety and health of our employees and customers.

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Volunteer Pizza Appreciation Dinner

We would like to show our appreciation for all of our Volunteers with a pizza dinner. We will provide pizza, chips, and cookies for all of the hard work that has been reflected throughout each event. An award ceremony will take place during the event.

**Saturday, February 6th
5:30pm - 7:30pm**

**Location:
Fire Pit Courtyard**

Please RSVP at the Lodge by Friday, Feb. 5th.
(813) 995-2437



Valentine Extravaganza Grill & Chill

**Friday, February 12th
6:30 - 8:00 pm**

The grill will be open for your favorite entrée and the Lodge will supply the refreshments.

Seating will be available on the courtyard by the Fire Pit.

For your enjoyment, the Billiards, Ping Pong and Cornhole will be set up for friendly challenges!

Please RSVP with the Lodge
by Thursday, February 11th.
(813) 995-2437



CHARMCITY EATS


















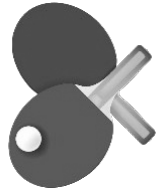



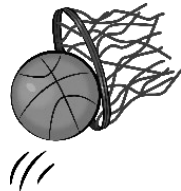







**Saturday, Feb. 13th
4:00 - 8:00pm**

Location: Lodge Parking Lot

Menu and order ahead link to be eblasted out by Feb. 12th.




February 2021

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1  Playday at the Lodge playground 10:00 am  Movie Night 6:00 pm  ARC Meeting 6:30 pm	2	3  Recycling Day  CDD Meeting 6:30 pm	4	5	6  Thanks to Our Volunteers! Volunteer Appreciation Dinner 5:30 pm
7	8  Playday at the Lodge playground 10:00 am  Movie Night 6:00 pm	9	10  Recycling Day	11	12  Valentine's Extravaganza Grill & Chill 6:30 pm	13  CHARM CITY EATS Charm City Eats Food Truck 4:00 pm
14  Badminton Bash 2:00 pm	15  Playday at the Lodge playground 10:00 am  Movie Night 6:00 pm  ARC Meeting 6:30 pm	16	17  Recycling Day	18	19	20  Kid's Art Class 10:00 am Adult Art Class 2:00 pm
21  Ping Pong Madness 2:00 pm	22  Playday at the Lodge playground 10:00 am  Movie Night 6:00 pm	23	24  Recycling Day	25	26  Basketball Bonanza 6:30 pm	27  Corn Hole Challenge 2:00 pm
28	1 MARCH  Playday at the Lodge playground 10:00 am  Movie Night 6:00 pm  ARC Meeting 6:30 pm	2	3  Recycling Day  CDD Meeting 6:30 pm	4	5	6  Wine Tasting Under the Stars 6:00 pm

Nature's News

at Wilderness Lake Preserve

The Community Newsletter For
Wilderness Lake Preserve Residents

*Save
the
Date*

Saturday, March 6th – Wine Tasting
Under the Stars

Saturday, March 13th – CHARMCITY
EATS Food Truck

Saturday, April 3rd – Egg Hunt and
Spring Picnic

BADMINTON BASH

Sunday, February 14th at 2pm



RSVP at the Lodge by Saturday, February 13th.
(813) 995-2437

Please be advised that due to COVID-19, we will be abiding by appropriate social/physical distancing procedures.

Basketball Bonanza

Friday, February 26th
6:30pm - 8:00pm

Come to the Lodge for some
organized basketball fun and
freshly popped popcorn!

Please RSVP at the Lodge by
Thursday, Feb. 25th.

(813) 995-2437

Please be advised that due to COVID-19, we will be
abiding by appropriate social/physical
distancing procedures.

Kids Art Class

Hosted by: Joseph Bastasich

Saturday, February 20th

10am

Activities Center

Cost: \$20 per person

Buy 1, get 1 deal...

Pay for the 1st class,
receive a 2nd class for free!

All supplies included!

Please register with the Lodge.
(813) 995-2437

Please be advised that due to COVID-19,
we will be abiding to appropriate
social/physical distancing procedures.

Adult Art Class

Hosted by: Joseph Bastasich

Saturday, February 20th

2pm in the Activities Center

Cost: \$20 per person

Buy 1, get one deal...

Pay for the 1st class,
receive a 2nd class for free!

All supplies included!
Please register with the Lodge.

(813) 995-2437

Please be advised that due to COVID-19, we will be abiding to
appropriate social/physical distancing procedures.



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With the support of our community, Lee Realty Group helped children from Hope Children's Home to have the best holiday possible. Thank you to those who participated in our Angel Tree and bought gifts from the wish lists, spreading love and happiness to our community's children.

Gifts were delivered to Hope Children's Home on December 21st, and the joy that this community effort brought to these children was priceless. Thank you for your support!

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Facts About the Roseate Spoonbill



What Spoonbill is the Only Native to the Western Hemisphere?

The highly distinctive Roseate Spoonbill is the only native Spoonbill to the Western Hemisphere.

What is the Physical Description of the Roseate Spoonbill?

Roseate Spoonbills are distinguished by their pink feathers, party bald heads, and bright red eyes. Their beautiful pink color comes from a diet of crustaceans rich in carotenoids.

What is the Habitat of the Roseate Spoonbill?

The Roseate Spoonbill is found to reside in coastal marshes, mangrove keys, mudflats, and lagoons.

Where Can Roseate Spoonbills Be Found?

These birds can be found in coastal Florida, Southwest Louisiana, and Texas.

What are the Feeding Behaviors of the Roseate Spoonbills?

In small flocks, Spoonbills walk slowly, swinging their heads from side to side to sift through mucky bottoms with their flat, wide bills slightly open to detect prey. Once they have stirred up small crustaceans, they snap their beaks closed.

What is the Diet of the Roseate Spoonbill?

These birds eat mostly small fish: minnows, crabs, shrimp, and crayfish. While they eat some roots, stems, and other plant material, they also enjoy aquatic beetles.

What are the Courting Behaviors of the Roseate Spoonbill?

An indication of the beginning of breeding season is signaled when flocks fly up suddenly and circle an area. Males and females will be aggressive towards one another at first and then eventually perch together, clasp bills, and present sticks to each other.

When do Roseate Spoonbills Begin A Family?

Roseate Spoonbills breed during the winter in Florida



and during the Spring in Texas. Spoonbills sometimes lay between one and five eggs but usually they lay two to three eggs at a time. The eggs are usually white with brown spots. The incubation period for the lovely white eggs with brown spots is between 22 and 24 days.

What are the Nesting Habits of the Roseate Spoonbill?

The nests can be found in mangrove tree shrubbery. Sometimes, they are seen 5-15 feet above the water and other times, the nest may be on the ground. The nest is mainly built by the female while the male brings the twigs, leaves, and sticks to her.

Which Parent Feeds Their Young?

Both parents feed the babies which will leave the nest somewhere between five and six weeks of age. The babies are capable of strong flight between seven and eight weeks.

What Threatens the Roseate Spoonbill?

- 1) Coastal habitat is consumed as the sea level rises permanently.
- 2) Urbanization destroys bird habitat.
- 3) Flooding caused by heavy rain, impedes feeding by bird parents.

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Radar Results

Radar Sign Report #1 Wilderness Lake Blvd.

Date:	# of Vehicles	# of Violators 21mph & up	Peak Speed of the Day	Average Speed of the Day	% of Violators for the Day
11/18/2020	1035	710	38	26.58	68.60
11/19/2020	1314	699	41	20.87	53.20
11/20/2020	1303	716	43	21.06	54.95
11/21/2020	1136	690	42	21.59	60.74
11/22/2020	1067	637	39	21.24	59.70
11/23/2020	1057	598	41	21.33	56.58
11/24/2020	1321	659	41	20.81	49.89
11/25/2020	1368	725	37	20.97	53.00
11/26/2020	898	566	45	21.91	63.03
11/27/2020	1164	583	38	20.78	50.09
11/28/2020	1173	648	63	21.17	55.24
11/29/2020	1117	620	45	21.03	55.51
11/30/2020	1238	652	43	20.86	52.67
12/1/2020	1321	660	45	20.81	49.96
12/2/2020	1318	676	42	20.86	51.29
12/3/2020	1313	727	41	21.13	55.37
12/4/2020	1392	788	36	21.13	56.61
12/5/2020	1224	698	44	21.14	57.03
12/6/2020	858	463	35	20.97	53.96
12/7/2020	1220	660	37	21.00	54.10
12/8/2020	1312	713	40	20.99	54.34
12/9/2020	1273	713	39	21.13	56.01
12/10/2020	1365	757	39	20.99	55.46
12/11/2020	491	265	47	21.21	53.97
12/12/2020	1061	621	37	21.38	58.53
12/13/2020	1139	629	38	21.04	55.22
12/14/2020	1315	709	38	21.04	53.92
12/15/2020	1357	727	40	20.97	53.57
12/16/2020	1262	683	36	21.03	54.12
12/17/2020	1401	735	38	20.94	52.46
Totals:	35813	19727	Avg. 41 High 63	21.22	55.08

Radar Sign Report #2 Night Heron Drive

Date:	# of Vehicles	# of Violators 21mph & up	Peak Speed of the Day	Average Speed of the Day	% of Violators for the Day
11/21/2020	246	90	32	19.13	36.59
11/23/2020	740	232	42	19.10	31.35
11/24/2020	896	271	48	18.94	30.25
11/25/2020	998	312	43	19.01	31.26
11/26/2020	628	232	35	19.35	36.94
11/27/2020	157	39	31	17.73	24.84
11/28/2020	563	186	41	19.06	33.04
11/29/2020	744	242	36	19.06	32.53
11/30/2020	982	263	38	18.70	26.78
12/1/2020	1001	243	48	18.39	24.28
12/2/2020	976	283	35	18.86	29.00
12/3/2020	1028	308	44	18.96	29.96
12/4/2020	1096	303	38	18.76	27.65
12/5/2020	316	110	39	19.15	34.81
12/6/2020	645	216	35	18.94	33.49
12/7/2020	981	281	41	18.50	28.64
12/8/2020	976	286	36	18.83	29.30
12/9/2020	998	336	39	19.22	33.67
12/10/2020	981	310	35	18.99	31.60
12/11/2020	1097	323	36	18.89	29.44
12/12/2020	922	285	35	18.85	30.91
12/13/2020	764	248	36	18.92	32.46
12/14/2020	1036	319	43	18.96	30.79
12/15/2020	1050	314	72	18.92	29.90
12/16/2020	1046	316	37	18.88	30.21
12/17/2020	209	68	68	18.67	32.54
Totals:	21076	6416	Avg. 41 High 72	18.89	30.44



Recipe of the Month

Veggie Packed Freezer-Friendly Breakfast Burritos

Ingredients

For the Veggies:

- 1 tablespoon olive oil or avocado oil
- 3 cloves garlic, minced
- 1 medium red or yellow onion, diced
- 1 medium sweet potato, diced into ½ inch cubes
- 1 red bell pepper, diced
- 1 green bell pepper, diced
- 1 teaspoon cumin
- ½ teaspoon chili powder
- Salt & pepper to taste

For the Eggs:

- 8 eggs
- 2 tablespoons water
- Freshly ground salt and pepper

For the Burritos:

- 4 burrito-sized whole wheat tortillas
- ½ cup shredded cheddar cheese
- Optional: 1 avocado, sliced
- Hot sauce, if desired

Instructions

1. Add oil to a large skillet over medium heat and add in garlic, onion, sweet potato, red bell pepper, green bell pepper, cumin, chili powder and salt and pepper; stir together to coat the veggies with the spices, then cover and cook for about 10 minutes, stirring occasionally, until sweet potatoes are fork tender. Remove from heat once done cooking.
2. While veggies are cooking you can make your scrambled eggs. In a medium bowl, whisk together the eggs, water, salt and pepper. Coat a nonstick skillet with cooking spray and place over medium low heat. Add in eggs and cook, folding every 30 seconds or so until the eggs are fluffy, then remove from heat and set aside.
3. To assemble the burritos: Lay out the tortillas and evenly distribute the eggs and veggies. Add 2 tablespoons cheese and ¼ avocado to each burrito (if



using). You can also add hot sauce or a little salsa if you'd like. Tuck ends in, then roll up burritos.

4. To warm up: Place on baking sheet in oven at 325 degrees for 5-10 minutes or simply microwave them for a minute or two.

5. Serve with sour cream, Greek yogurt, salsa, or hot sauce. Makes 4 burritos. Double the recipe if you want more!

Recipe Notes

These burritos are freezer-friendly. Simply wrap in plastic wrap, then in foil and place in freezer. To reheat, remove foil and plastic wrap and microwave until warmed, about 2-3 minutes.

To make dairy free: simply leave out the cheese.

To make gluten free: make these into quesadillas and use GF tortillas!

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January 6, 2021 CDD Meeting Highlights



Audience Comments:

None presented.

Board Supervisor Requests and Walk on Items:

None presented.

Continued Discussion Regarding Dog Park Survey:

The revised Dog Park Survey was sent to the residents in December via an eblast as well as in the January newsletter. The results of the survey are due January 31st.

Consideration of Proposal for Updated Reserve Study:

The Board of Supervisors approved an updated Reserve Study from Florida Reserve Study (\$3,500.00).

Discussion Regarding Roadway Paver Repairs:

ACPLM was approved by the previous Board to complete the paver repairs mid-January (\$3,994.00 - 16 areas/783 sq. ft).

The Board of Supervisors approved obtaining proposals for the front sections of pavers to be replaced with either Stamped Concrete or Asphalt.

Discussion Regarding Re-Opening the Water Fountains:

The Board of Supervisors approved re-opening the water fountains and coffee service.

Landscaping Report:

Mr. Sailer requested a timeline for all outstanding landscape repairs and tree trimming projects.

Ms. Dobson will send the timeline to Mr. Sailer.

The Board requested RedTree to trim the Crape Myrtles at Nature's Ridge and on Wilderness Lake Blvd. Mr. Sailer to attend the January Landscape Inspection.

Ms. Dobson reminded the Board that the Oaks on the Moss Ledge Run and Derwent Glen berms need to be pruned. The Board of Supervisors approved the pruning of the Oak trees on both berms. The Board also discussed the overabundance of mulch in some beds.

Mr. Lucadano reminded the Board that February 1st is the two-year anniversary of the landscape contract. The Board discussed extending the contract and addendum for another two years at the same price.

Ms. Dobson will negotiate cost savings with RedTree.

GHS Environmental Report:

There were no comments or questions.

Lodge Manager's Report:

Ms. Dobson presented her report and provided updates on the roadway pavers, the Splash Pad, transition of the Events Coordinator/Assistant Manager position, and Verizon/Frontier contracts.

Wetland T Update:

GHS environmental completed the Wetland T invasive plant removal project during the week of December 15th.

Ms. Edwards inquired about the recommended schedule for maintaining the Wetland T bank.

Ms. Dobson stated that the maintenance schedule is completed quarterly as a team effort by GHS, the Wetland's Assistance, and RedTree.

Consideration of Proposals for Repainting of Entry Doors:

The Board of Supervisors approved AIC's proposal for the repainting of the entry doors (\$1,950.00).

District Engineer:

Mr. Woodcock presented updates on a utility pipe that was discovered at the Caliente entrance. Site Masters will expose the pipe for assessment. Mr. Woodcock confirmed the core samples and ground radar did not indicate any anomalies. If the exposed pipe is a utility pipe and found to be the underlying problem, the Board of Supervisors approved for Staff to notify the owner for the necessary repairs.

The District Engineer updated the Board on Pond 28 (located in the Deerfields). The contractor installed Geo Web for the erosion but left the area in disarray. The contractor to remediate the condition of the bank. Mr. Woodcock will reassess the area after the next rainstorm.

Consideration of the Minutes of the Board of Supervisors' Meeting held on

December 2, 2020:

The Board of Supervisors approved the meeting
continued to the next page





minutes.

Consideration of the Operation & Maintenance Expenditures for November 2020:

The Board of Supervisors approved the Operation & Expenditures Report for November 2020 (\$121,202.83).

District Manager's Report:

Mr. Huber reported that the conference call phone system was ordered and updated the Board on the Cardno discussions with a resident.

It was requested that Mr. Huber email a copy of the paver/asphalt quote from 2018 to the Board.

Supervisors Requests:

Mr. Diver stated that the Breakfast with Santa was a great event.

Mr. Diver congratulated Ms. Dobson on her award.

The next meeting is scheduled for February 3, 2021 at 6:30 p.m.

Natural Areas and Environmentally Sensitive Areas



Everyone plays a role in helping to protect and sustain Florida's wetlands and preserves: the government, developers, environmental groups, scientists, and YOU! Here at Wilderness Lake Preserve, Southwest Florida Water Management District (SWFWMD) vested The Preserve at Wilderness Lake CDD with the legal responsibility of protecting and maintaining all conservation land. This includes both CDD owned land and the numerous conservation buffer areas on residents' property. SWFWMD has mandated that the preserves remain untouched so that they will continue to serve their natural purpose, except in special circumstances.

Sometimes there are instances when it makes sense to help the preserve maintain its natural balance. So the

CDD, at the request of numerous concerned residents, developed a Conservation Maintenance Policy. To summarize the policy, if you have wooded and/or wetland areas adjacent to your home, PLEASE DO NOT trim or disturb these areas yourself, regardless of whether they are on CDD owned land or YOUR OWN LOT. Instead, notify the Lodge or District Management, who will make an appointment with you. Prior to your meeting, please review our Conservation Maintenance Policy, which is available on the community website, www.wildernesslakecdd.org.

Because our CDD Board takes our environmental responsibilities very seriously, they will strictly enforce the Conservation Maintenance Policy to ensure we are in compliance with all SWFWMD regulations and are in no way damaging our environment. If you feel the wooded and wetland areas surrounding your home need attention, please first review our community's policy and contact the Lodge to arrange for your inspection.

If you should have any questions, please feel free to contact the District Office to discuss any questions you may have, 813-933-5571.

****Please do not dump yard clippings or trimmings in the wooded and/or wetland areas adjacent to your home.**

AS A REMINDER...

The wetlands and wetland setback areas, on both CDD property **AND resident property**, are part of the SWFWMD CDD wetlands permit. This means that residents may only remove invasive species **AND** must have CDD permission / supervision to do so. Residents must contact the Lodge prior to the removal of any plant material. The CDD wetlands vendor will review the area and provide guidance as to what may and may not be removed or cut back. Residents must receive written permission from the CDD prior to removal / cutback of any plant material on CDD property. The Lodge Manager will provide residents with the proper forms that must be completed prior to any work being done. ***Any non-authorized removal of plant material in areas falling under the SWFWMD CDD permit will be replanted at the offending resident's expense. All legal costs associated with the violation will also be charged to the offending resident.***



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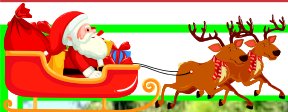
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Santa's Arrival



Gingerbread Houses



Playday at the Lodge

