

## In this issue >>> 2021 – Q3

Storm Water & Ponds  
Do plants help my pond?  
It's Your Money Feature  
Board Actions  
Ask the Experts

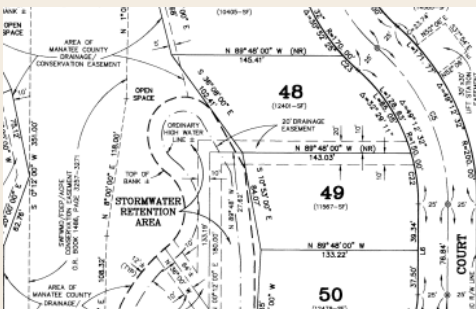


A Quarterly Insight into the Mote Ranch Community

# OUR Community

## current topics >>>

### Engineer Drawings



Throughout 2021, the Board has gathered & used official records when making decisions. Some decisions center on land ownership like location of the lot line or a tree or whether a drainage easement exists and is obstructed by an owner; or the location of the underground storm water pipes and back yard catch basins which need periodic inspection. The Mote Ranch Board may be the most sophisticated HOA for its use of engineer drawings and technology. Drainage drawings, plats, preliminary development review drawings, storm water permit & inspections are available on [moreranch.org](http://moreranch.org).

## My Lake Has Algae!!!

### Our Storm Water System and Ponds

*Ponds are an interrelated feature of the Mote Ranch Storm Water System. The developer said they were 'Lakes'. You believe this means plant and scum free clear water. But they are permitted by SWFWMD as retention ponds.*

Mote Ranch homeowner's should be proud of their engineer designed storm water management built to withstand a 100 year flood event. The Board uses GIS mapping software to support decision making and has the entire storm water system mapped. With a bird eye's view, one can see the design elements. Rain water enters the pond from the street inlets; swales behind homes carry rain water along the backyards to the pond. Water exits the pond on the opposite side that it enters through a weir which regulates the outflow rate. In front of the weir is a large area of cattails, or other plants. This is a littoral shelf. It is a design feature to stop sediment and toxins from entering the Braden River.

Algae loves hot weather and feeds on nitrogen (fertilizer, grass clippings, etc.). The reason the HOA treats the ponds to remove algae, lilies, etc. is to ensure the storm water system doesn't clog up. Pond maintenance is an ongoing battle between Mother Nature and eliminating invasive plants, lilies and algae in an effort to make ponds look nice.

The maintenance program costs \$35,000/yr. In 2022, the Board will begin measuring water quality to determine the program effectiveness. Better water quality equals a more efficient & effective system. Other proactive measures are planned as well. As a side note, it is a violation for an owner to drain rain runoff via a pipe directly into a pond.

It's your money >>>

# Tree Trimming

Did you know that 30% of the homeowners share a lot line with the preserve or common grounds? Oak trees dominate Mote Ranch and make beautiful canopy trees but also can be a nuisance when limbs and branches encroach your property. Sometime the HOA gets a call from a homeowner asking the HOA to trim those limbs. As much as the Board would like to keep the preserve manicured it is not cost effective to do so.



Removal of 2 diseased oak trees – one had fallen days earlier and the other tree leaned towards homeowner property. The oak had the ganoderma root rot disease. The price to cut down, remove and clean up was \$650

The Board recently adopted a revised preserve preservation and trees policy. The preserve preservation policy allows homeowners to remove invasive species from the preserve in which they share a lot line or partial lot line. The tree policy adopts the Florida tree law and the Board relies on the Florida tree law for all tree decisions. The location of the tree defines the responsibility of the owner. Specifically, the Florida tree law allows homeowners the right to trim any preserve or common ground vegetation or tree that encroaches on their property. The owner of the tree has no legal responsibility to trim if the tree grows into the neighbor's property. Even if a healthy tree falls on a neighbor's house, the neighbor is responsible for damages. However, if the tree is diseased or otherwise deemed a hazard, falls and causes damage then the owner may be responsible for damage. When the Board is made aware of a diseased or tree liability it immediately removes the tree. Otherwise, trimming encroaching limbs and branches is the responsibility of the owner affected. Luckily there are many tree trimmers offering affordable prices.

## Board Actions for Q3

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| <ol style="list-style-type: none"><li>1. Appoint 5<sup>th</sup> member to Modification Committee.</li><li>2. Proposed 2 Covenant amendments.</li><li>3. Started quarterly Board Reports.</li><li>4. HOA attorney advised on a number of HOA procedural matters.</li><li>5. Created a Roundabout Committee.</li><li>6. Created a Budget Committee.</li><li>7. Created a Nomination committee /revised election material.</li><li>8. Resolve a Financial Reporting /Bank Balance issue.</li><li>9. Disbanded the ponds, beautification &amp; rec center committees.</li></ol> | <ol style="list-style-type: none"><li>11. Approve contract for holiday decoration &amp; lights at 4 entrances.</li><li>12. Studied the 2020 reserve report and began to acquire expert estimates for parking lot and pavilion roof which were lower than the report stipulated.</li><li>13. Adopted a revised preserve preservation &amp; tree trim policy</li></ol> <p><b>Maintenance Done</b></p> <ol style="list-style-type: none"><li>1. Misc. Irrigation repairs</li><li>2. Fixed (again) pavilion door screen.</li><li>3. Replaced pool clock</li><li>4. Removed 2 diseased trees from saddlehorn preserve.</li><li>5. Cleaned pool downspout</li><li>6. Pool algae control</li><li>7. Spray washed rec center</li></ol> |
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## Ganoderma Disease



Watch for sick looking fronds and fungus at base of a palm. There is no cure. When you see fungus call the HOA to notify. Remove the palm immediately to prevent disease spread. All palms are susceptible and there is no cure.

For more information or to contact the board  
<http://www.moteranch.org>