



Welcome Wednesday

April 15, 2015 – 8:00am

CDD Orientation – Please join us each Thursday at 10:00am at the District office located at 984 Old Mill Run to learn about how the Districts operate and other important community information. For additional information, please contact us at (352) 753- 4508

- **Welcome Wednesday – new time beginning in May!!**
 - Welcome Wednesday was created in November 2014 as a way to give residents the opportunity to learn about ongoing projects, address rumors and have questions answered by District staff. Now that the program has been in existence for a few months, we have identified improvements based on feedback we received. Beginning in May 2015, we will be meeting each **Wednesday at 11:00 a.m.** If you are unable to attend, we are also posting weekly updates on www.DistrictGov.org for your convenience.

- **Architectural Review Committee** – Is seeking an *alternate* committee member for Village Community Development Districts 1 and 3.
 - The applicant must be a full time resident of District 1 or 3 and have lived in The Villages for at least one year. Candidates are recommended to have education and/or experience in any of the following areas: architecture, ability to read site plans, residential/commercial construction, building management, deed restricted communities, landscaping, county code enforcement, etc; however, this is not required. The Committee meets weekly, on Wednesdays, for approximately 3 hours (8:30 a.m. until 11:30 a.m.).
 - If you are interested in becoming an alternate representative for District 1 or 3, the required attendance for the alternate is to attend an Architectural Review Meeting each week for four (4) weeks and then once a month thereafter.
 - For additional information or a copy of the application, please contact the Community Standards Department at 751-3912.

- **Recreation** – The Villages has three different types of Recreation Centers for you to enjoy:
 - Regional (RRC) – The Regional Recreation Centers may consist of multiple meeting rooms, arts & crafts room, theater, pool and outdoor facilities.



- Village (VRC) – The Village recreation centers may consist of meeting rooms, card room, billiards hall, kitchen, pool and outdoor facilities.



- Neighborhood (NRC)– The Neighborhood recreation centers may consist of attached postal facility, pool, bocce court, shuffleboard court and a horseshoe pit available for residents to enjoy.

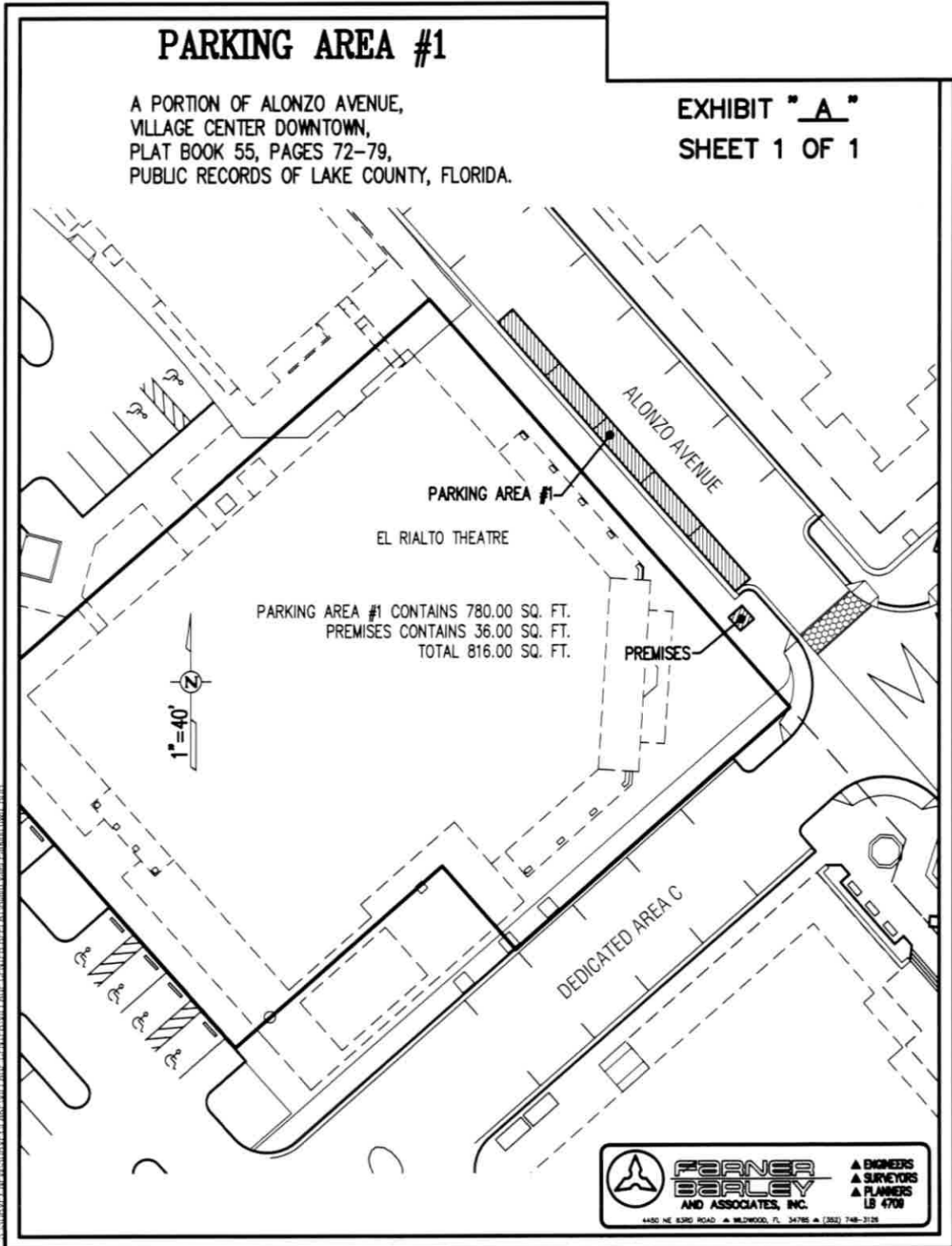


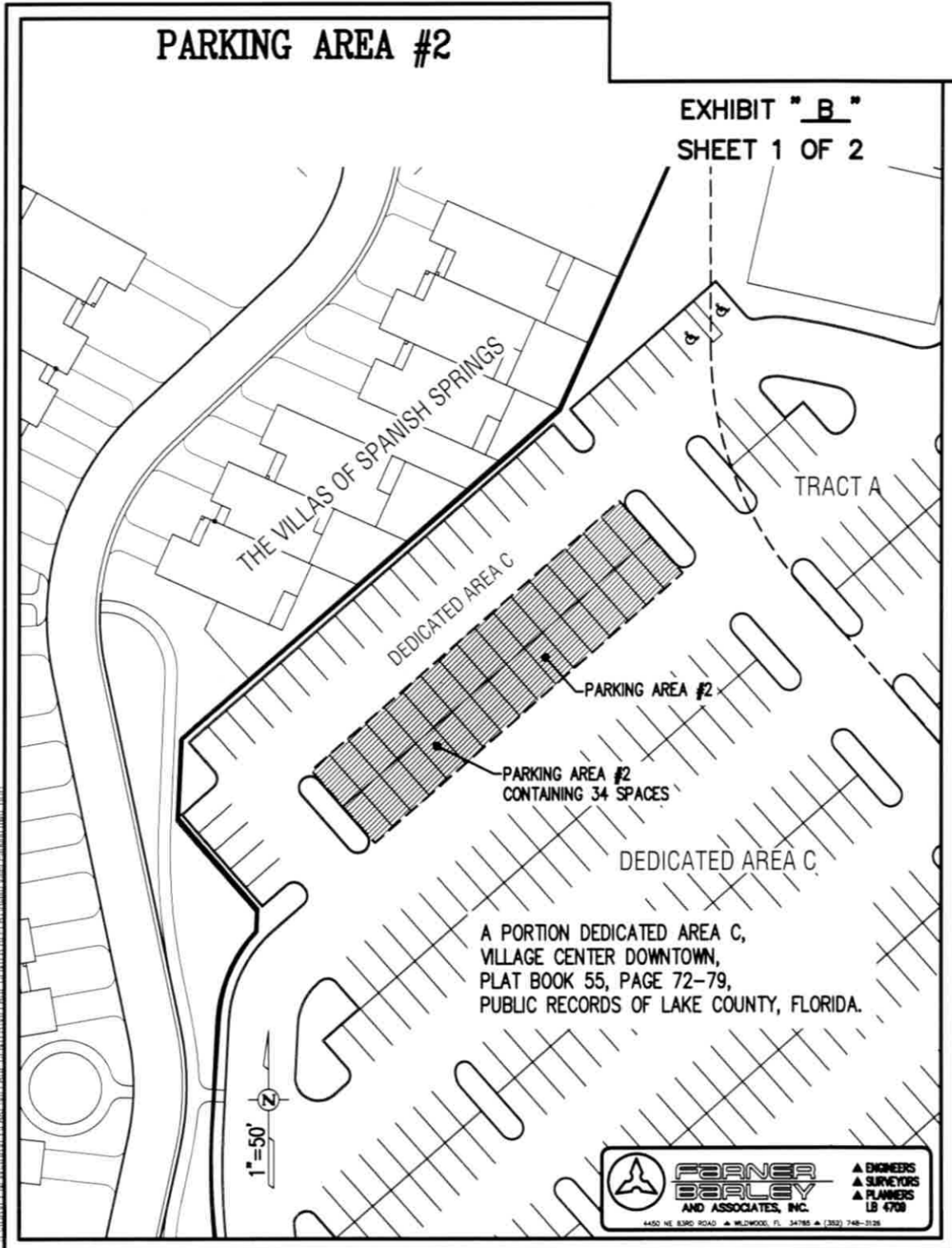


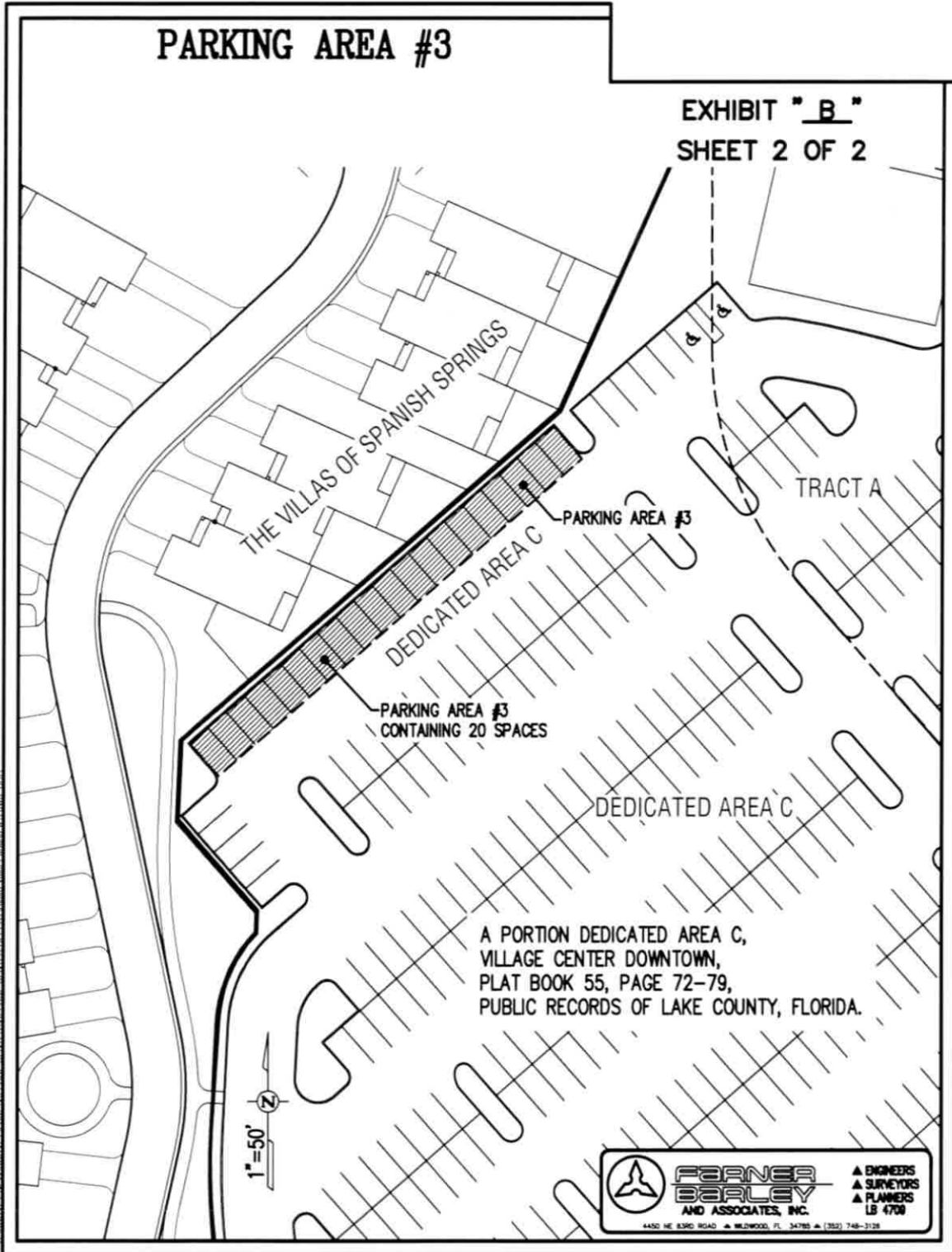
- **Project Wide Advisory Committee (PWAC) Meetings**
 - On May 5, 2015 the PWAC will host a multi-modal path work group discussion with representation from Districts 1-10 and the Amenity Authority Committee. The meeting will take place at 9:00 a.m. at the Eisenhower Regional Recreation Center.
 - At the last PWAC meeting, the Committee determined it would be beneficial to have their regular monthly meeting following the multi-modal path discussion group. The regular PWAC meeting will now take place on Thursday, May 7, 2015 at 9:00 a.m. in the Large Conference Room, 984 Old Mill Run, The Villages, Florida.

- **Community Watch – House Check Program**
 - The House Check Program is a service available to all residents who will be leaving the area for more than seven days. Residents signing up for this program will have a patrol driver check the outside of their home three times per week. The patrol driver checks the perimeter of the house on foot and keeps an eye out for broken windows, unlocked doors, packages left at the front door, etc. Our patrol drivers do not enter the home. We ask that you have a local key holder listed on the application so that we may contact in case of emergency. The key holder can access your home to address problems our patrol driver has identified or law enforcement may be called.
 - The cost of this program is \$5.35 per week. You can sign up for this program at the Community Watch office at 1135 Bonita Boulevard, 8am to 5pm, Monday through Friday. We only accept cash or checks as payment.

- **Spanish Springs and Lake Sumter Landing Valet Services** - The Village Center Community Development District (VCCDD) and Sumter Landing Community Development District (SLCDD) recently approved Lease Agreements with The Villages Operating Company for designated areas in Spanish Springs and Lake Sumter Landing to be utilized for valet services. The Lease provides for a drop-off/staging location and separate parking area. The VCCDD and SLCDD believe that the services will be a benefit and further enhance the downtown areas as patrons would be parked elsewhere if they did not utilize the services. The valet services at both downtowns will begin on April 27, 2015. A map of the approved areas has been included.

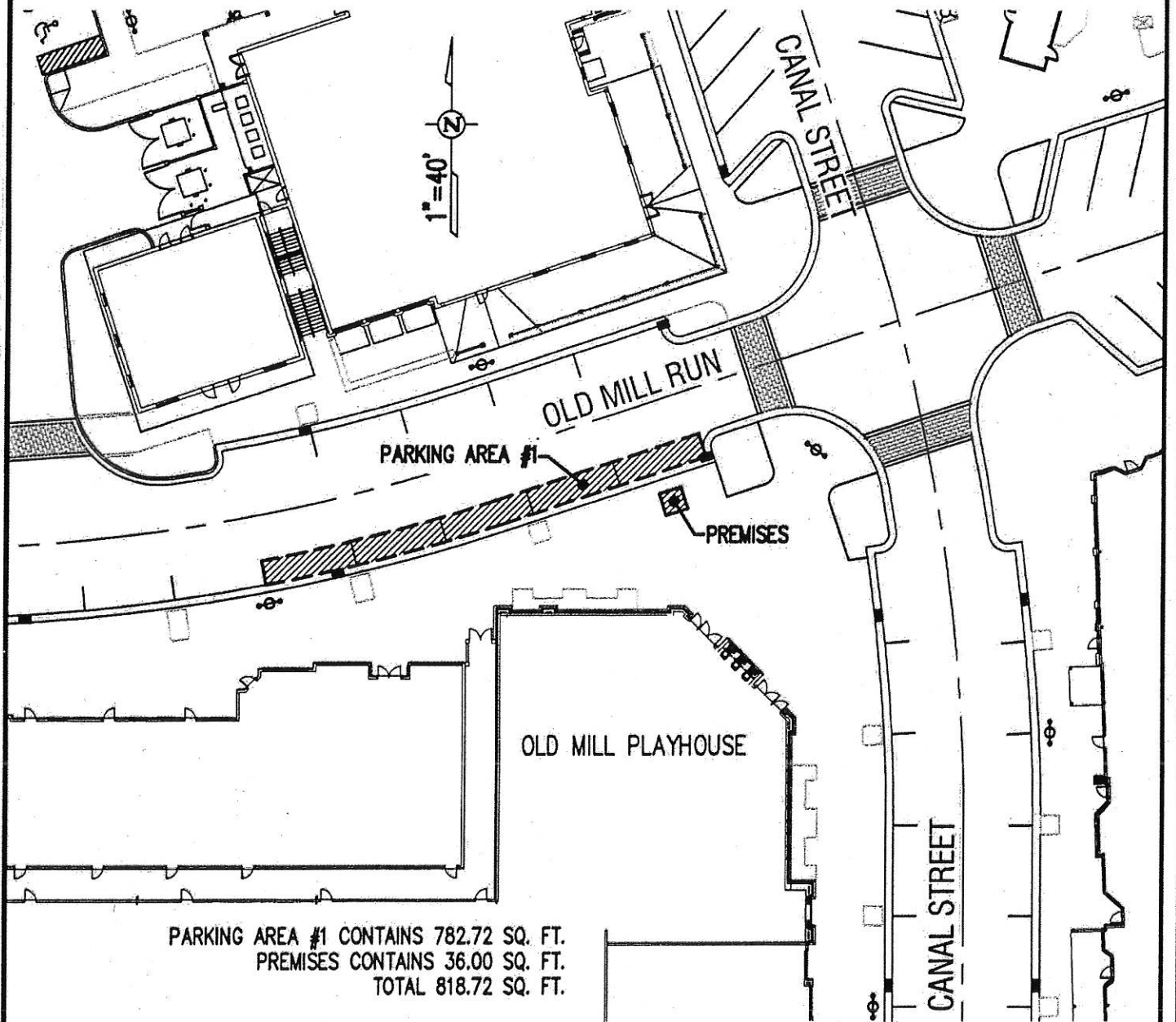







PORTIONS OF OLD MILL RUN AND DEDICATED
AREA D, LAKE SUMTER LANDING DOWNTOWN
REPLAT, PLAT BOOK 13, PAGE 22, PUBLIC
RECORDS OF SUMTER COUNTY, FLORIDA.

EXHIBIT "A"
SHEET 1 OF 1



PARKING AREA #1 CONTAINS 782.72 SQ. FT.
PREMISES CONTAINS 36.00 SQ. FT.
TOTAL 818.72 SQ. FT.

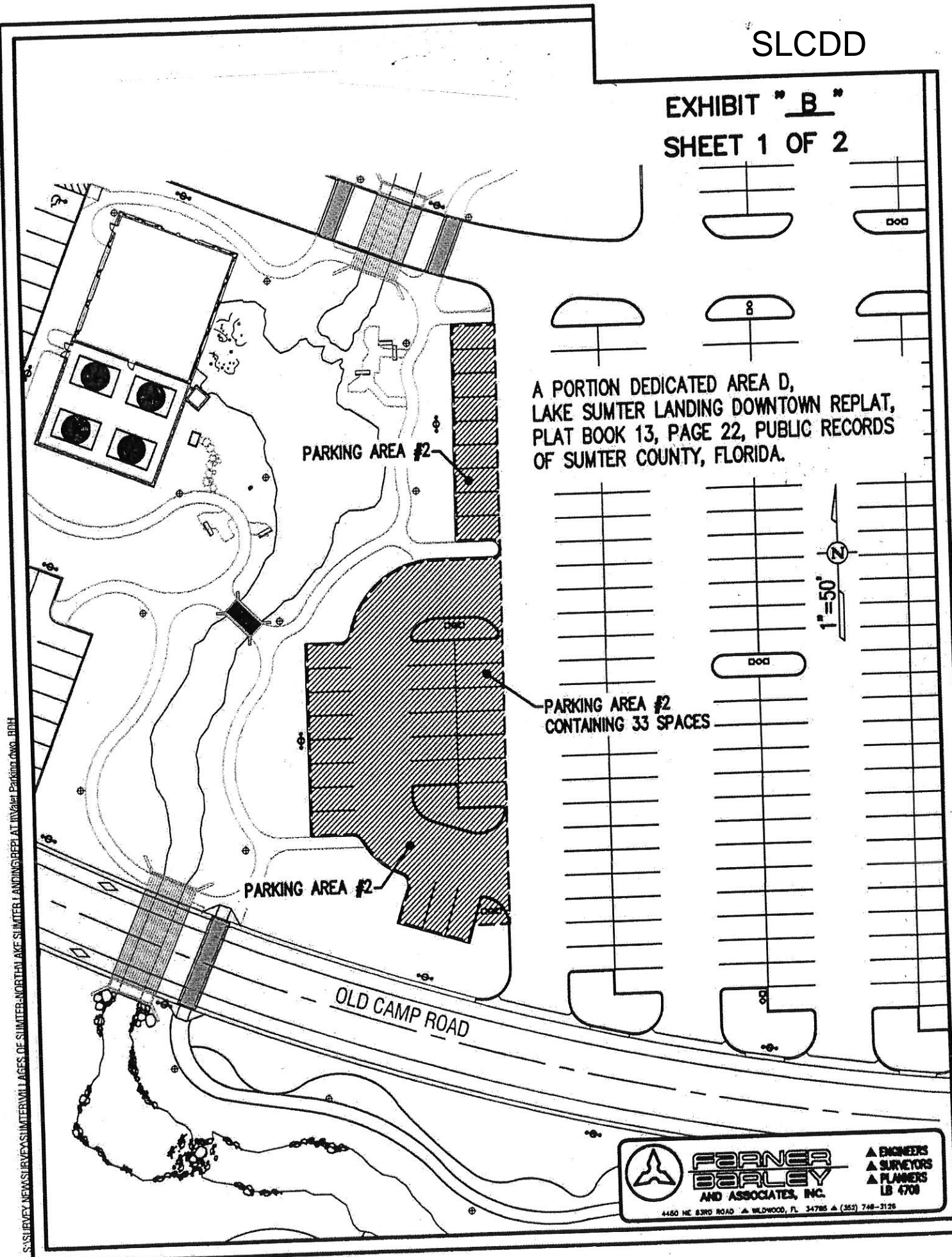
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AND ASSOCIATES, INC.**
▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS
LB 4700
4450 NE 83RD ROAD ▲ WILLOWOOD, FL 34768 ▲ (352) 748-3128

SLCDD

EXHIBIT "B"
SHEET 1 OF 2

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LAKE SUMTER LANDING DOWNTOWN REPLAT,
PLAT BOOK 13, PAGE 22, PUBLIC RECORDS
OF SUMTER COUNTY, FLORIDA.

PARKING AREA #2
CONTAINING 33 SPACES

PARKING AREA #2

PARKING AREA #2

OLD CAMP ROAD

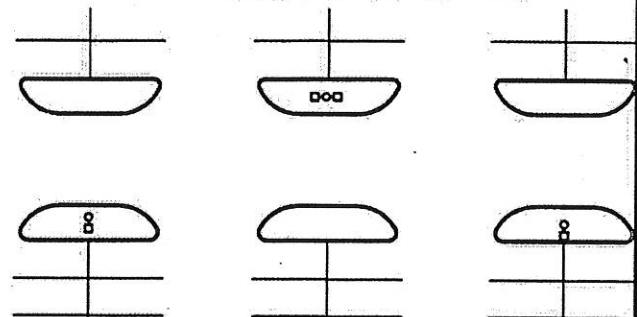
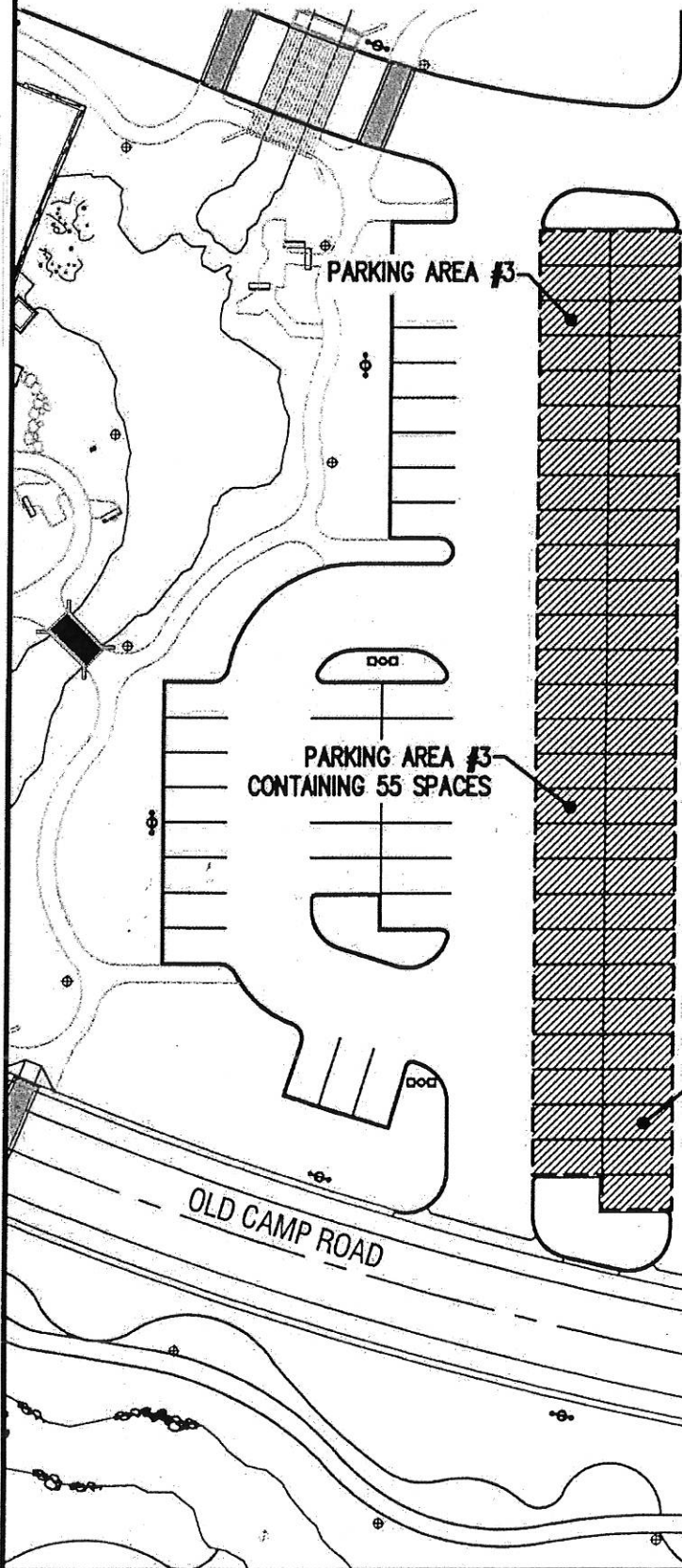
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▲ PLANNERS
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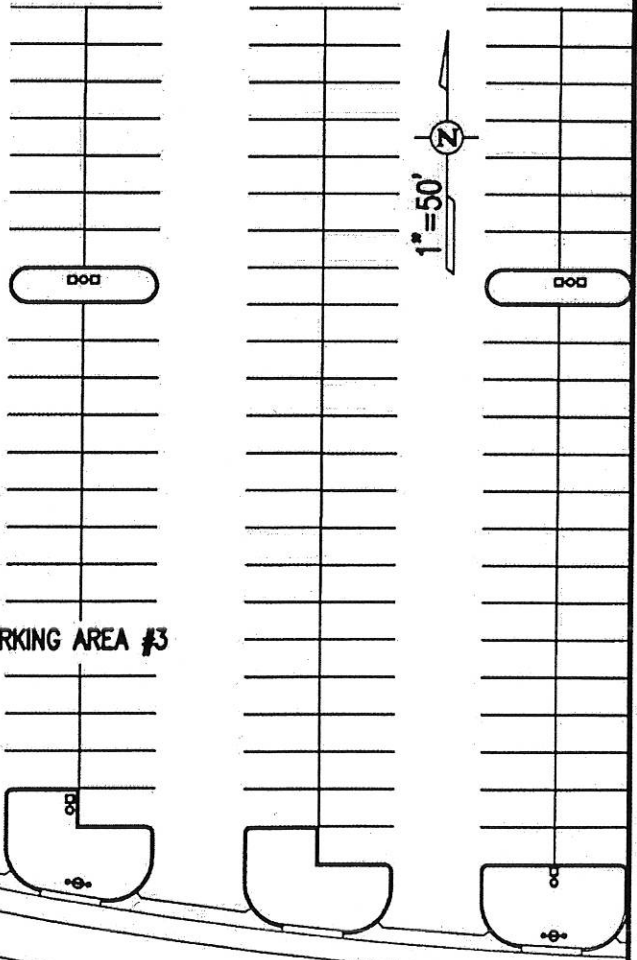
4450 NE 83RD ROAD ▲ WILLOWOOD, FL 34785 ▲ (352) 748-3128

SLCDD

EXHIBIT "B" SHEET 2 OF 2



A PORTION DEDICATED AREA D,
LAKE SUMTER LANDING DOWNTOWN REPLAT,
PLAT BOOK 13, PAGE 22, PUBLIC RECORDS
OF SUMTER COUNTY, FLORIDA.



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▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS
LB 4700

4450 NE 83RD ROAD ▲ WILDWOOD, FL 34785 ▲ (352) 748-3128

- **El Santiago Update** – The last of the existing underground utilities have been relocated. The building pad has been filled to the rough elevation and the excavation of the foundation began on Tuesday, April 14, 2015. For the safety of both workers and residents, please refrain from entering the work zone.



- **Tierra Del Sol Update** – The landscaping is progressing and the large trees are complete. The shrubs will be installed next week. The District continues to install the furniture, fixtures and equipment. We are looking forward to a May 2015 opening!



- **Pool Lighting Update** – The electrical contractor is currently working on the South Side Pool. There was a slight delay but we are anticipating an opening this week for night swimming.



- **Information provided by Sumter County –**
 - Sumter County is currently performing work on the stormwater pipe systems in Districts 1 and 2. This work will not impact travel lanes in the roadway or private property. Additional updates will be added to www.DistrictGov.org as they are available.
 - The Sumter County Pavement Management FY 15 program is currently underway. Weekly updates are provided by Sumter County and included on www.DistrictGov.org. If you have any questions or would like additional information on this program, please contact Sumter County Public Works at (352) 569-6700.

- **Evening CDD Orientation –** Please join us on Wednesday, April 22, 2015 for a special evening Community Development District (CDD) Orientation! For those of you who may not be able to make the regularly scheduled CDD Orientation each Thursday at 10:00am, we are hosting our first ever evening session! Join us at Lake Miona Regional Recreation Center at 6:00p.m. to learn about how the Districts operate and other important community information about the people, services and other supporting entities that help make The Villages a premier community. No sign-ups or fees are required for this presentation! For additional information, please contact the Customer Service Center at (352) 753-4508. We look forward to seeing you there!

- **Proposed Expansion of VCDD No. 4 -** On April 7, 2015 the VCDD No. 4 Board of Supervisors held a workshop to review and discuss the proposal to expand the District boundaries to include an additional 64.27 acres and 300 residences. Representatives from The Villages of Lake-Sumter, Inc. and the law firm of McLin Burnsed presented information on the proposal and answered questions from Board Supervisors and audience members. The presentation provided during the meeting is now available on www.DistrictGov.org. The VCDD No. 4 Board will continue to review and discuss the proposal at future meetings.


- **Transportation in Downtowns and Recreation Centers -** The District Rule prohibits bus/transportation companies to use the downtown areas and recreation centers as a pick-up location for day trips, cruise destinations and any other organized activities. Long term parking in those areas creates a negative impact on those that wish to enjoy the downtown areas and recreation centers. The District has been working to communicate with the bus companies, but it is also imperative that residents know, understand and help communicate the Rule that is in place. A letter from Janet Tutt is included as an attachment that addresses the issue. The downtown maps are also included as an attachment.

- **Rumor Control** – Rumors are no longer limited to small talk at the pool or on the golf course and now include text, email, online blogs and publications. Please, help do your part to....



If you are ever in doubt about information you have heard or read, please contact us to get the rest of the story!



TO: Resident Lifestyle Volunteer Group Leaders
FROM: Janet Y. Tutt, District Manager 
RE: Transportation

Hopefully this memo finds you enjoying The Villages Lifestyle!

Although I have a situation to discuss that may or may not pertain to your Lifestyle Group, I wanted to first say thank you for helping to make this community so very special! While our Recreation Facilities are first class and our staff are passionately committed to making your experience at our facilities a memorable one, you, as volunteers, provide life to the buildings and a tremendous opportunity to residents to explore and experience friendships and the multitude of activities you provide.

As you are aware, our three “Downtowns”, Spanish Springs, Lake Sumter Landing and Brownwood and Recreation Centers, are usually bustling and a hub of activity from early morning to late in the evening. They are an important part of the lifestyle in The Villages.

With all that activity, comes the need to park golf carts and cars to access all the opportunities the downtowns and recreation centers provide. It is important and critical (and a District Rule) that the parking areas be used for those using the business and entertainment in the downtown and recreation areas.

To this end, I have been working with the bus companies and explaining it is breaking a District Rule to use the downtown areas to pick up groups for day trips, transportation to cruise destinations and any other reason which provides an impact on the parking availability. Please note that the District does have the ability to trespass those bus companies from the downtown areas for violating the District Rule. We have not taken that drastic action to date as education of the bus companies and tour coordinators needed to take place. While this issue began small, it has grown to the point where sometimes four to six busloads of residents are picked up which has resulted in a substantial amount of parking areas being used up long term which impacts those who wish to enjoy the downtowns.

The purpose of my communication to you is that if you have a group planning a trip (whether for a day or longer), the bus companies need to explore pick up location options other than the downtowns or recreation facilities.

This will help all residents better enjoy the great opportunities available.

Should you have any questions, please do not hesitate to contact me at janet.tutt@districtgov.org or 352-751-3939.

Thank you.

