

DISTRICT

# Weekly Bulletin

March 2, 2023

The Villages®

Community Development Districts

## **Get The Facts:**

# **Central Sumter Utility Rate Study**

The District has received several inquiries over the past months regarding proposed rate increases for Central Sumter Utility. Thank you to all residents who have contacted us for the facts or clarification. North Sumter County Utility Dependent District (NSCUDD) owns two potable water and wastewater facilities – North Sumter Utility (NSU) and Central Sumter Utility (CSU). Each of these utilities also include non-potable irrigation systems: The Villages Water Conservation Authority (VWCA) and the Sumter Water Conservation Authority (SWCA). The Central Sumter Utility and the Sumter Water Conservation Authority (CSU/SWCA) currently services approximately 13,859 homes in Districts 9 – 11 and Brownwood. The CSU utility system is comprised of 138 miles of potable water mains, 107 miles of gravity sanitary sewer mains and 29 lift stations. The SWCA irrigation system is comprised of 143 miles of non-potable irrigation mains. CSU and SWCA are regulated by the Southwest Florida Water Management District for water use, and CSU is regulated by the Florida Department of Environmental Protection, Orlando Office, for water and wastewater treatment and distribution.

### **False:**

CSU/SWCA are raising rates because “everything” else is going up in price. What do we get for the rate increase?

### **True:**

CSU/SWCA are raising rates to pay for normal maintenance/repair and to invest in critical infrastructure. District Utilities provide fresh, clean, safe water to residents who use that water for drinking, bathing, cooking, cleaning, pools, spas, etc., and then take that water back from the residence through a series of interconnected sanitary lines and lift stations to the wastewater treatment plant where it is processed for other uses, such as reclaimed water for irrigation at residential homes, golf courses and common areas throughout The Villages and residential homes South of SR44. This maximizes the use of available alternative water supplies and ensures that we minimize the amount of groundwater that is taken from the Floridan aquifer. Residents don't have to worry about the quality of the water coming from their tap because they know they have a state-of-the art utility system that is well run, well managed and exceptionally well maintained. Maintaining this level of service and quality does take investment, maintenance and upgrades.

## Get The Facts: Central Sumter Utility Rate Study

**False:**

The existing utility system is vulnerable to cyber-attacks, nothing is being done to protect us.

**True:**

All of our utility systems are safe and well protected from cyber and other attacks. To date, there have been no adverse security breaches of the physical or cyber facilities of the utilities. However, technology changes, and the sophistication of threats evolve, therefore we must invest in our systems to continually protect our critical infrastructure. Cyberattacks on energy infrastructure have increased over the last 5 years. The Department of Homeland Security has designated Utility Systems and drinking water system as "Critical Infrastructure". Critical infrastructure includes the vast network of highways, connecting bridges and tunnels, railways, utilities and buildings necessary to maintain normalcy in daily life. Transportation, commerce, clean water and electricity all rely on these vital systems. We work with the Department of Homeland Security (DHS) Science and Technology Directorate to improve infrastructure, reduce the threat of interruption to services and enhance the overall security of our nation. All of our Utility boards are entrusted with the responsibility to ensure that we are investing into our critical infrastructure to continually defend against potential threats, cyber-attacks and ransomware. The Capital Improvement Plan includes significant investment into programs which continually "harden" utility infrastructure to protect against threats. The cost to ignore the need to invest in our critical infrastructure means we put our residents and our utility systems at great risk.

**False:**

When CSU/SWCA were purchased, they were not in good condition and now we pay to fix at.

**True:**

When CSU/SWCA were purchased, both were fully evaluated by an independent engineering firm, which determined that both were in excellent condition. As a condition of the sale, various items were identified and corrected by the seller. This evaluation report was reviewed and accepted by the NSCUDD Board of Supervisors. CSU/SWCA remain in excellent condition.

## Get The Facts: Central Sumter Utility Rate Study

**False:**

Boards should always vote against rate increases to protect the residents.

**True:**

Elected Utility Board of Supervisors have a fiduciary responsibility to properly oversee the security, financial position, operations and maintenance of critical infrastructure, as well as approve the budget and the Capital Improvement Plan. When CSU/SWCA were approved for purchase by the NSCUDD board, debts were issued in the form of Bonds to pay for the acquisition. The bonds are paid back annually as part of the overall budget and are funded from revenue streams generated from the utility. A fiduciary responsibility of the board is to ensure that the utility has adequate funding to meet its debt service and provide necessary funding for operation and maintenance, necessary capital improvements, and reserve funds.

**False:**

District Staff proposed a rate increase for CSU/SWCA without any justification.

**True:**

District Staff, at the direction of the board, commissioned an official Rate Study, which was required due to the failure to cover debt service. Part of the fiduciary responsibility of the Board is to adopt recommendations of the Rate Study to properly fund the utility operations, meet debt service coverage, fund the Capital Improvement Plan, and grow reserve funds. The Boards certainly have the discretion on how to implement the Rate Study recommendations, however they must take appropriate actions to address the shortfalls which are identified in the study.

The utility system should have revenues equal to the costs of the services provided by the utility, and the District should establish rates sufficient to cover the cost of operating, maintaining, repairing, and financing the System. There are also rate covenants associated with the System's outstanding debt that require the District to establish the rates at certain levels to meet the debt obligations.

## Get The Facts: Central Sumter Utility Rate Study

The costs associated with operating and maintaining a utility system, as well as the costs of financing the renewals and replacements of existing facilities and the capital improvements for upgrades and expansions, are generally considered to be the revenue requirements of public utilities. CSU/SWCA must maintain appropriate debt service coverage ratios and adequate operating margins and reserves to fund ongoing capital needs, unplanned emergency maintenance and repairs, and stabilize the financial condition of the utility. CSU's annual debt service is currently higher than annual operating expenses and this utility rate study represents the first time that the user rates have been formally reviewed since acquisition.

The Rate Study recommended either a one-time increase of 25% for CSU/SWCA rates followed by four consecutive years of 3% increases (Option 1), or an alternative of 10% for three consecutive years, followed by two consecutive years of 3% increases (Option 2). The staff recommendation for Option 1 was based on the fact that it was a one-time large increase (versus three large increases) and that it ultimately would be less costly to the residents than Option 2. In addition, the utility would meet debt service coverage faster, it would build adequate reserves more quickly, and gain the time-value of money over the 5-year period by implementing the larger one-time increase. The 25% increase would increase the average bill (water and irrigation) by \$21.41 per month. At the January meeting, the NSCUDD board directed staff to prepare Option 2 for consideration and approval by the board. At the February meeting, the NSCUDD board approved a 10% rate increase effective 1 April, a monthly average increase of \$8.55. The board will need to provide direction and approval on future annual rate increases.

### **False:**

Only one (1) year of rate increase should to be approved at any given time.

### **True:**

In order for a utility to be financially healthy, a rate plan should be put in place covering a minimum of five (5) years to allow for planning of system improvements and to provide the necessary funding for multi-year projects. With only one year of

## Get The Facts: Central Sumter Utility Rate Study

approved rate increases, the utility will not be able to undergo any projects other than basic maintenance and repair. For any given year that a rate increase is approved as part of a multi-year plan, the Board has the ability to review financial conditions and projected expenses, and make a downward adjustment to the approved increase. Any adjustments should be made cautiously, keeping in mind the need for healthy reserves and the unpredictable nature of future costs. The District cannot effectively plan, fund and execute Capital Improvement Projects without knowing what our multi-year revenue stream will be.

**False:**

The method of determining the value of CSU & SWCA when purchased was inappropriate.

**True:**

Business valuation professionals typically utilize one of three different approaches to valuing a business: (1) cost, (2) market, and (3) income. In the Agreement for Purchase and Sale, it was indicated that the valuation was to be based on and prepared in accordance with the income approach of valuation. The income approach was chosen because the utility was an ongoing business concern, the seller was not liquidating the utility and was under no compulsion to sell. The District is a governmental unit that was formed for the purpose of providing utility services to residents and businesses under its jurisdiction, and was under no obligation to purchase and would only do so if it was in the best interest of its constituents. In addition, all other prior and subsequent utility sales, as well as all amenity sales, have been based on the income approach. The NSCUDD board accepted this approach, accepted the valuation of CSU/SWCA, and ultimately approved the purchase. As has been previously done with other utilities in the NSCUDD territory, the at a future meeting, the Board will consider adoption of Financial Management Policies, adopting a multi-year schedule of rates, fees, and charges, based on results of the rate study for CSU/SWCA.

## Get The Facts: Central Sumter Utility Rate Study

### **False:**

Rates are being increased because NSCUDD paid too much for CSU/SWCA.

### **True:**

The value of each utility system was based on an industry-accepted valuation method, and if all of the conditions and presumptions made in the valuation process had held accurate, then no rate increase beyond what was anticipated in the valuation would be needed. Significant financial environment changes that have occurred since the utility purchase, including:

- Rate of inflation that impacts the cost of goods and services.
- Interest rate increases that impact the cost of goods and services.
- Construction cost increases (Infrastructure projects have increased 25-50%) since 2021-22.
- Cost increases for electricity, chemicals and fuel.
- COVID impacts related to labor shortages and supply chain issues.
- Decision of NSCUDD to implement advanced metering, which is a system improvement, and the current estimated overall cost to all utilities is approximately \$33 million.
- Decision of NSCUDD to implement an enhanced SCADA security system, which is a system improvement, and the current estimated overall cost to all utilities is approximately \$9 million.

When you read something or hear a rumor while enjoying this wonderful lifestyle, please take a moment to “fact check” before you become concerned or pass along misinformation. In a community this large, misinformation can be one of our biggest challenges. For additional information or clarification, please visit [DistrictGov.org](https://DistrictGov.org) or contact Bruce Brown, Assistant District Manager, at 352-753-4022 or [Bruce.Brown@districtgov.org](mailto:Bruce.Brown@districtgov.org).

# Sumter Sanitation

## Ribbon Cutting



On February 22nd, The North Sumter County Utility Dependent District (NSCUDD) Board of Supervisors, along with Kenny Blocker, District Manager for The Villages Community Development Districts, and representatives from Jacobs cut the ribbon on the new Sumter Sanitation Solid Waste Operating Facility in Wildwood.

Sumter Sanitation, which was purchased by the North Sumter County Utility Dependent District in December 2012, services Marion County, Sumter County and the Fruitland Park area of The Villages. In total, Sumter Sanitation serves 53,667 residential homes and 301 commercial properties. Since the purchase, NSCUDD contracted with Jacobs to operate the solid waste and yard waste collection system.

We utilize a Covanta "Waste-to-Energy" program that diverts waste from landfills to generate energy from the combustion of municipal solid waste. Waste-to-Energy facilities convert waste to power steam turbines which generate electricity for homes and businesses, reducing



greenhouse gases and landfill waste. The resulting ash is processed to recover metal for recycling while all gases are collected, filtered and cleaned to minimize environmental impact.

Waste-to-Energy is the only form of energy generation that actually reduces greenhouse gases and plays an important role in addressing climate change due to avoiding methane from landfills, offsetting emissions from fossil fuel electrical production and recovering metals for recycling.



# Sumter Sanitation

## Ribbon Cutting

The Villages®

Community Development Districts

### **Last Fiscal Year, The Villages Waste-to-Energy Program:**

- Avoided 47,682 tons of CO<sub>2</sub> equivalent greenhouse gases.
- Generated 26,225,100 kWh of renewable energy or enough to power 28,693 homes for a month.
- Reduced the need for 11,921 tons of coal or 2,002,644 gallons of fuel oil.
- Recycled 2,384,100 pounds of metal that otherwise would have been landfilled.

Previously operating out of a small mobile office, maintaining and operating the fleet of sanitation trucks was extremely challenging, as the Jacobs team was space and weather constrained, with a lack of adequate administrative and maintenance space. In 2021, NSCUDD purchased land and buildings at 1515 NW 44th Drive, Wildwood, Florida to establish a permanent operations and maintenance facility for Sumter Sanitation. A long-time partner of the District, Jacobs made a one-time capital contribution in excess of 1.3 million dollars for improvements to the

facility to enhance its operational capabilities. Jacobs invested these funds to redesign the building layout to improve functionality and usability. Improvements included demolition of existing structures inside, large concrete silos outside, build out of the interior space, upgrade of the fire suppression system, HVAC replacement, design and construction of an additional parking area, outdoor lighting, installation of awnings, and more. The new facility will allow for significantly improved onsite vehicle maintenance, increased safety, vehicle wash rack and much more.

The ribbon cutting marks the official use of this greatly improved space, providing office and training space, reception area, enclosed maintenance facilities and a high-pressure wash rack to clean the trucks after use. With this transition, we anticipate Jacobs will operate out of this significantly improved facility for many years to come.

# Stormwater Inspection Enhancements

- Jaime Denton, *Special Projects Manager*  
for District Property Management



A well-functioning stormwater system serves as the lifeblood of any community, and The Villages stormwater system is as unique as The Villages itself. Although stormwater is always gravity-fed, our stormwater system moves water run-off from street inlets into interconnected basins throughout The Villages.

The captured water then equalizes amongst clusters of basins and is used to irrigate landscaping and golf courses. Through smart irrigation technology, we utilize water efficiently and economically. Although water is never guaranteed to be present in a basin per your Declaration of Covenants, the stormwater system is elegantly designed so that water is usually always present, lending further to the beauty for which The Villages is so well known. Beyond aesthetics, the stormwater system most importantly protects the community

from flooding during storms. It is essential to keep the stormwater system in good working order, maximizing the volume and flow capacity of the pipes as well as the lifespan of the pipe itself, to ensure that water is collected and dispersed appropriately. It is for this reason that The Villages places a very high priority on sustaining an effective stormwater inspection and maintenance program.

As The Villages continues to grow, District Property Management (DPM) is also expanding and further developing stormwater inspection and maintenance techniques. We now have the ability to respond within minutes to any stormwater-related issue that may arise. Last year, DPM obtained a specialized camera called a DeepTrekker which

# Stormwater Inspection Enhancements

- Jaime Denton, *Special Projects Manager for District Property Management*



has proven to be an invaluable asset. The camera is waterproof, wheel-mounted, and remote-operated, and can be used to inspect pipes between 6" to 60" wide. The camera functions in lieu of a "camera truck," which is a far more expensive piece of equipment (it is a full-sized vehicle the size of a box truck) requiring a minimum of two people to operate.

The DeepTrekker can be mobilized and operated by a single person if necessary and also is able to access many hard-to-reach locations where a truck could not be utilized. In just 7 months, the savings for performing inspections in the field by DPM staff exceeded the initial investment of purchasing the Deep Trekker, which testifies to the usefulness of this valuable tool. Although we still require professional contractors to clean the pipes, perform in-depth inspections, and make repairs,

DPM now has the ability to more quickly assess issues and prioritize tasks so that we can better serve our residents. We are proud to say this is just one of many ways that The Villages is pioneering the use of cutting-edge technology and continues to set a remarkably high community standard.



# The Villages®

## Community Development Districts

### Recreation & Parks

## The Villages Senior Games

The Villages Senior Games continues to grow and provides fun, fellowship, fitness and competition for all Villages residents. The focus of The Villages Senior Games is not winning, but participation. Don't forget to register, the deadline is Tuesday, March 28, 2023 at 4:00 p.m. The application must be returned to La Hacienda Recreation. You may pick up a Senior Games booklet at any recreation center or on DistrictGov.org using the following link - [Senior Games Booklet](#).

## Sports Pool Scheduling

Staff is currently planning for the Spring/Summer Sports Pool Season (April 1 – September 30). The different types of sports pool programming included: lap swimming, combo swim, open exercise & walk, water volleyball and water exercise. Requests for additional programming is now being accepted, please see the Recreation Facilities Manager at your nearest At Your Service Center.

## 3,400+ Resident Lifestyle Volunteer Clubs & Activities

The Recreation & Parks Department, in cooperation with many resident volunteers, has 3,400+ clubs and activities. To find the complete alpha listing of clubs, including the club name, contact name, contact phone number, email address and website, if applicable, visit Districtgov.org. Click on Recreation under Departments. On the left hand side of the Recreation page, click on the Resident Lifestyle Clubs and Contacts Quick Link. Once on the page, hit Control + F and the search box will appear (Apple computers use Command + F), type in any key word of your area of interest and you'll be taken to that listing.

We encourage you to check with the prospective group about the group's expectations, membership requirements, dues and other fees, etc., prior to attending a club or activity.

# LEARN & GROW EXPO

**FRIDAY, MARCH 24, 2023 | 10AM – 12PM**  
**ROHAN RECREATION**



## LEARN & GROW EXPO DETAILS

- FREE ADMISSION
- OPEN TO THE PUBLIC
- MEET INSTRUCTORS
- ASK QUESTIONS
- DEMONSTRATIONS
- ENTER DRAWINGS TO WIN PRIZES!
- LEARN HOW TO BECOME AN INSTRUCTOR

### REGISTRATION FOR COURSES OPENS:

RESIDENTS  
**MARCH 27 | 8:30AM**

GENERAL PUBLIC  
**MARCH 30 | 8:30AM**

Register for spring/summer courses online at [TheEnrichmentAcademy.org](http://TheEnrichmentAcademy.org) or any **At Your Service** Location.



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## NEW COURSES BEGIN APRIL 3, 2023!

352-674-1800 | [TheEnrichmentAcademy.org](http://TheEnrichmentAcademy.org) | [TheEnrichmentAcademy@DistrictGov.org](mailto:TheEnrichmentAcademy@DistrictGov.org)



## District 4 - Q&A Meeting

### Monday, March 6, 2023

This month's Question & Answer meeting will be hosted by Don Deakin, Vice Chairman of the Amenity Authority Committee (AAC) and District 4 Supervisor.

Because Supervisor Deakin is District 4's representative to the Amenity Authority Committee, the focus of this meeting will be on AAC issues. Some of those issues will include:

- The NEW AAC Board
- 2023-24 AAC Budget Workshop
- Amenity Fee Rates (Freezes & Deferrals)
- Multi-Modal Paths (aka: Recreation Trails)
- Paradise Recreation Center Reconstruction
- La Hacienda Recreation Center future Remodeling
- Executive Golf Course Maintenance
- Any other AAC Issues residents may want to ask about

Of course, District 4 issues will also be on the table, including but not limited to:

- 2023-24 District 4 Budget Workshop
- Anonymity in reporting potential Deed Violations of Community Standards
- Abandoned homes
- Architectural Review Committee
- Soulliere Road Project
- Any other District 4 Issues residents may want to ask about

These "Q&A Meetings" provide an informal setting with no agenda, no scheduled speakers, no topic limits, and no speaker time limits.

- All meetings are held at **Mulberry Grove Recreation Center**.
- Meetings begin at **7:00 PM** and end at 9:00 PM.
- Residents are invited to attend the entire meeting to listen to other residents' questions, but may come and go based on their own schedules.
- Because residents choose the topics, each meeting will be different.

**For more information:** Call District 4 Supervisor Don Deakin at (352) 750-5395; or send an Email to: [DRDeakin@aol.com](mailto:DRDeakin@aol.com) or [Don.Deakin@DistrictGov.org](mailto:Don.Deakin@DistrictGov.org)



## HOW TO

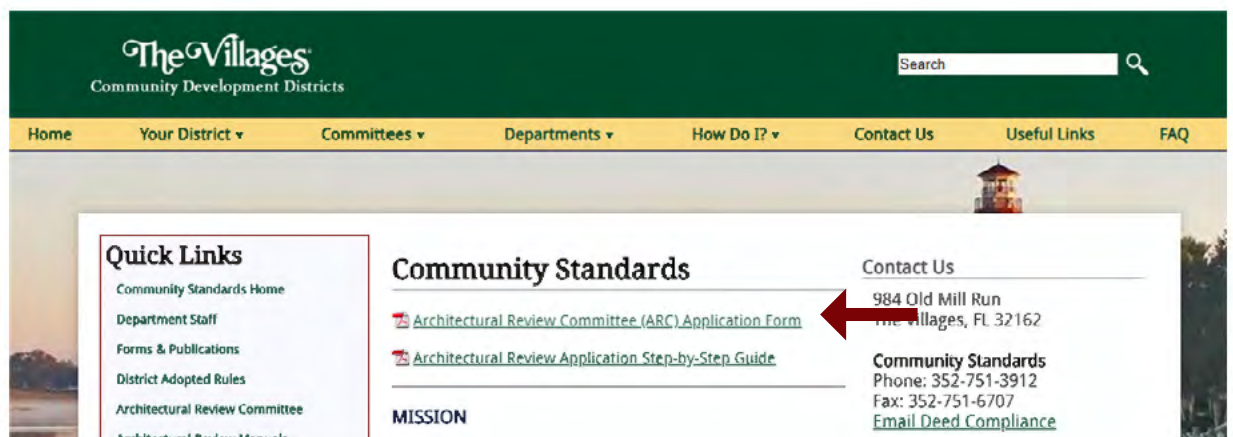
### Where Can I Find An Architectural Review Committee Application Form And How Do I Complete It?

For any external modification, an Architectural Review Committee application form shall be submitted for review by the Architectural Review Committee (ARC). The application is a two-sided form and is easy to complete using the following steps:

- 1 Go to DistrictGov.org and under Departments, click on Community Standards.



- 2 On the Community Standards page, the Architectural Review Committee application form is the first document listed. Click the link to view the application.





## HOW TO

### Where Can I Find An Architectural Review Committee Application Form And How Do I Complete It?

3

The second document listed is a step-by-step guide to assist you in completing the application.

**The Villages**  
Community Development Districts  
Community Standards

**Architectural Review Committee (ARC)  
Home/Property Alteration Application Form**

Bring/Mail application to:  
VCDD Community Standards Department  
984 Old Mill Run, The Villages, FL 32162  
Phone: (352) 751-3912 • Fax: (352) 751-6707  
[archreview@districtgov.org](mailto:archreview@districtgov.org) / [www.districtgov.org](http://www.districtgov.org)

**For Office Use Only**  
App# \_\_\_\_\_  
Dist# \_\_\_\_\_

Unit and lot can be found on your Villages Resident ID Card.

Sign the application.

Property Owner(s) Name \_\_\_\_\_ Signature \_\_\_\_\_

Address \_\_\_\_\_ Village of \_\_\_\_\_

Phone Number \_\_\_\_\_ Unit \_\_\_\_\_ Lot \_\_\_\_\_  Courtyard Villa  Patio Villa  Home

Contractor Business Name \_\_\_\_\_ Phone \_\_\_\_\_

*Please check appropriate box for Application Result Notification:*  
 Will Obtain Results from District Website  Mail Application  
 Property Owner will pick up application  Contractor will pick up application  
 E-Mail Application  
(Address if different from above)

Include the Village you reside in and your home type.

How would you like us to notify you of your application results?

Describe all requested modifications or alterations below:

Provide full description of modification. For example:  
**DO NOT STATE:** Landscaping  
**DO:** Add additional landscape bed along SW corner of home 4' x 6'. Will include mulch, 2 hibiscus, 1 palm tree and 6 annual plantings. Height of plantings shall be no higher than 20". There will be a landscaping wall not to exceed 18" and the bed will remain 3' off the property line.  
**NOTE:** All modifications shall be highlighted on the site plan.

The deadline to receive architectural applications is Monday at 5:00 PM to be heard the following Wednesday. No matter what your request is for, if you need assistance with your application staff would be more than happy to assist you with going through the process. Please contact the Community Standards Department at [archreview@districtgov.org](mailto:archreview@districtgov.org).

Applications can be submitted in the District Correspondence box located at each postal station or in the dropbox in the breezeway located outside of 984 Old Mill Run in Lake Sumter Landing.



## Driveways and Rights-Of-Way

Easements and rights-of-way refer to areas of property that utilities have permission to use. These are usually located in and along streets and roadways and are necessary for ongoing utility maintenance.

Residents who choose to enhance their driveways with improvements such as brick pavers or painting that encroach on the right of way, should be aware that the Utility is not responsible for any damage, loss or costs incurred

should it be necessary to remove sections of the driveway for repairs or maintenance to the water or wastewater utility system. The Utility will restore the driveway to the original finish only.

For additional information regarding property improvements, please contact Community Standards at 352-751-3912.

## How Do I Report A Problem With My Water Utilities?

To report water or waste water problems, such as low pressure, leak problems or sewer back-ups, please contact Finance Customer Service at 352-750-0000,

8 a.m. - 5 p.m., Monday through Friday. After hours and holidays, please call Community Watch at 352-753-0550.

## Household Electronics & Hazardous Waste Mobile Collection - Amnesty Day

**Saturday, April 1, 2023 — 8 AM to 2 PM**

Location: Sumter County Fairgrounds, 7620 SR 471, Bushnell, FL 33513

<b>What to bring:</b>		
Automotive fluids and batteries	Herbicides	Propane Tanks (25 lbs)
Cleaners	Paint removers and thinners	Solvents
Fertilizers	Latex & oil based paints	Smoke detectors
Fluorescent lamps and Mercury containing devices	Household electronics (TVs, VCRs, computers, etc.)	Rechargeable household batteries
Fungicides	Pesticides	Wood Preservatives
Gas (old gas & old gas cans)	Pool Chemicals	

<b>What not to bring:</b>		
Biological/Infectious waste	Explosives	Radioactive waste
Empty paint cans	Tires	

### HOW TO PACKAGE AND TRANSPORT CHEMICALS

1. Do NOT mix chemicals together.
2. Keep products in original labeled containers if possible.
3. Place containers into cardboard boxes to prevent breakage.
4. Place leaky container in clear plastic bag and transport in box with newspaper.
5. Put boxes in trunk or in back of vehicle away from passengers.

For more information, visit their website at <https://sumtercountyfl.gov/1236/Household-Electronics-Hazardous-Waste-Mo>.

### **Churchill Greens Executive Golf Course Closure Notice**

To ensure the Executive Golf Courses are kept in optimal conditions, the Churchill Greens Executive Golf Course will be closed for a Board approved renovation project on Wednesday, March 1, 2023 until further notice. For further information on this project please contact the Executive Golf Maintenance Department by phone at 352-674-1885 or by email at [ExecutiveGolfMaintenance@districtgov.org](mailto:ExecutiveGolfMaintenance@districtgov.org).

We apologize for any inconvenience and thank you for your patience during this time.

### **Pelican Executive Golf Course Closure Notice**

To ensure the Executive Golf Courses are kept in optimal conditions, the Pelican Executive Golf Course will be closed for restoration Monday, February 27, 2023 for up to four (4) weeks. We apologize for any inconvenience and thank you for your patience during this time.



# Architectural Review Committee

## OPEN SEATS

**HAVE AN EYE FOR GOOD *Design?***

- Do you love the aesthetic beauty and design of your community?
- Do you have experience in architecture, landscaping or reading site plans?
- Do you want to participate in keeping your community beautiful?

**COME JOIN YOUR LOCAL ARCHITECTURAL REVIEW COMMITTEE AS A *Volunteer!***



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Community Development Districts  
Community Standards

For More Information: [DistrictGov.org](http://DistrictGov.org) | [ArchReview@DistrictGov.org](mailto:ArchReview@DistrictGov.org) | 352-751-3912

Village Community Development District No. 4 (District 4), No. 6 (District 6), No. 10 (District 10), and the Lady Lake / Lake County portion of The Villages north of County Road 466 are all seeking alternate members to serve on the Architectural Review Committee.

The alternate applicant must be a full time resident of the District they are applying for 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 at 8:00 AM for approximately 2-4 hours.

If you are interested in becoming an alternate member on the Architectural Review Committee, complete the application by clicking one of the following links: [District 4 Application](#), [District 6 Application](#), [District 10 Application](#), [Lady Lake /Lake County Application](#) and returning it to the Community Standards Department, 984 Old Mill Run, The Villages, Florida.

**The Villages®**  
Community Development Districts  
Community Standards

# Important Bond Payoff Date

› March 16<sup>th</sup>



A property owner can payoff their Bond principal balance in full at any time of the year, but March 16<sup>th</sup> is an important date to remember if you plan to do so.

If a resident pays off their Bond by March 16, 2023, the payoff amount will be adjusted to reflect a credit for half of the interest amount paid on their November 2022 tax bill. This will also eliminate the annual Bond Assessment on the November 2023 tax bill and avoid any future interest payments. The Bond payoff must be received in our office before 5 PM on Thursday, March 16, 2023.

To obtain a Bond payoff amount or to get more information, please contact the Bond Team by phone at 352-751-3900. Please call to schedule an appointment prior to visiting the District Office. Payments can also be placed in the District drop boxes located at each Postal Station

until March 10, 2023 or in the District drop box located outside the District Office until 5 PM on March 16, 2023.

Please remember that even when the Bond is paid in full, there will continue to be an annual maintenance assessment on your County's property tax bill. This pays for ongoing costs to maintain the infrastructure of your District.

Residents are not required to pay off their Bond in advance. If not paid in full, the Bond will continue to appear on your annual tax bill.

To view the details of your Bond, locate your Bond Amortization Schedule on [DistrictGov.org](https://www.districtgov.org) by clicking on the Quick Link titled "Residential Bond Assessment Information."

# Preliminary Budget Workshops



There are three Preliminary Budget Workshops scheduled for March — the North Sumter County Utility Dependent District (NSCUDD), the Project Wide Advisory Committee (PWAC) and the Amenity Authority Committee (AAC).

These workshops provide an opportunity to discuss requested topics and general issues, gather input from the public and provide direction to staff before the recommended budget is finalized.

Workshops are open to the public and residents are encouraged to provide input. You may provide your comments by attending these Budget Workshops or attending the monthly Board

Meetings. You may also contact your Board of Supervisors, the District Manager Kenny Blocker at 352-751-3939 or Budget Director Brandy Cook by phone at 352-751-3939 or by email at [Brandy.Cook@districtgov.org](mailto:Brandy.Cook@districtgov.org).

## Budget Workshop Schedule For March:

### **March 13, 2023**

**NSCUDD** - 3:00 PM at SeaBreeze Recreation Center

### **March 29, 2023**

**PWAC** - 8:30 AM at SeaBreeze Recreation Center

### **March 30, 2023**

**AAC** - 9:00 AM at Savannah Recreation Center

# LEARN ABOUT YOUR DISTRICT GOVERNMENT

## CDD ORIENTATION

CDD Orientation is an informational program that provides you with an introduction to your special-purpose District government. During this course, you will learn about how the Districts operate and what functions and services they provide to you.

No sign-ups or fees are required. This program is held on the 2<sup>nd</sup> and 4<sup>th</sup> Thursday of the month at 10:00 AM at the District Office located at 984 Old Mill Run.

## UPCOMING DATES

THURSDAY

**MAR 9** | 10 AM

THURSDAY

**MAR 23** | 10 AM

## RESIDENT ACADEMY

[Click Here For Dates](#)

# Resident ACADEMY

YOU'RE INVITED!

Join us for an interactive program to learn about your local government.



For More Information & to Register Visit  
[DistrictGov.org](https://DistrictGov.org) > Resident Academy

The Villages®  
Community Development Districts

# FACILITY CLOSURES

3/2/2023

## **Saddlebrook Recreation Tennis Courts**

- › Closed Monday, March 13th through Friday, March 24th.

## **Sunset Pointe Recreation Adult Pool**

- › Closed Friday, March 10th through Friday, March 31st.

## **Bacall Recreation Family Pool**

- › Closed Friday, February 17th through Friday, March 10th.

## **Churchill Street Recreation Indoor Facilities**

- › Closed Monday, March 6th through Thursday, March 9th.

## **Hibiscus Recreation Indoor Facilities, Outdoor Facilities and Family Pool**

- › Closed on Wednesday, March 15th.

## **Hibiscus Recreation Indoor Facilities**

- › Closed Tuesday, March 21st through Friday, March 24th.

## **Truman Recreation Tennis Courts**

- › Closed Monday, February 27th through Tuesday, March 14th.

## **SeaBreeze Recreation Indoor Facilities, Outdoor Facilities and Sports Pool**

- › Closed on Tuesday, March 7th.

## **SeaBreeze Recreation Fit Club**

- › Closed Monday, March 6th through Tuesday, March 7th.

## **Fish Hawk Recreation Indoor Facilities, Outdoor Facilities and Family Pool**

- › Closed Tuesday, March 14th through Friday, March 17th.

## **Captiva Recreation Indoor Facilities, Outdoor Facilities and Family Pool**

- › Closed on Friday, March 3rd.



# FACILITY CLOSURES

3/2/2023

## **Moyer Recreation Shuffleboard Courts**

- › Closed Monday, February 27th through Sunday, March 19th.

## **Eisenhower Recreation Sports Pool**

- › Closed until further notice.

## **Rohan Recreation Pickleball Courts**

- › Closed Monday, February 27th through Thursday, March 2nd.

## **Rohan Recreation Pickleball Court Pod A**

- › Closed until further notice.

## **Rohan Pickleball Courts Pod B and C**

- › Closed Monday, March 6th through Friday, March 10th.

## **Burnsed Recreation Tennis Courts**

- › Closed until further notice.

## **Fenney Nature Trail Boardwalk Observation Deck**

- › Closed for maintenance until further notice.

## **Richmond Recreation Dog Park, Bocce Courts and Shuffleboard Courts**

- › Closed Monday, February 20th through Friday, March 30th.

Hospitality • Stewardship • Innovation & Creativity • Hard Work

# CURRENT OPEN POSTIONS

## Community Watch

Gate Operations Attendant (Internal Position) \*

Gate Operations Attendant Substitutes (Internal Position) \*

Patrol Driver - 8 Hour Shifts, regular & substitutes \*

Dispatcher Substitute - 8 hour shifts \*

## Public Safety

Firefighter EMT

Firefighter Paramedic

Public Education Technician \*

Deputy Chief of Administration

Deputy Chief of Operations

## Finance

Staff Accountant - General Ledger

Senior Accountant

Billing & Collection Technician

## Purchasing

Purchasing Manager

## Property Management

Supervisor - Facilities

## Recreation & Parks

Recreation Assistant \*

Recreation Supervisor

Fitness Assistant

\* = PART-TIME



Scan the QR code to apply online or go to:  
**DistrictGov.org > Departments > Human Resources > Current Employment Opportunities**

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