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# TAN-TAR-A ESTATES HOMEOWNER UPDATE

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SEPTEMBER 2011

Autumn is one of our favorite times of the year at the Lake ... as the busy summer season comes to a close, the days remain warm, the nights are cool, and there is a peacefulness that descends on the Estates. We hope you have all enjoyed a great summer and are looking forward to the season of change ahead.

The Estates Pool is now closed, but the Cedar Glen Pool is scheduled to remain open through October 9<sup>th</sup>, weather permitting. The water temperature is getting a little chilly, but it is still nice to go sit by the pool, in the garden.

As we had posted earlier, Tan-Tar-A Estates LLC engaged a local engineering company to execute the necessary surveys and related paperwork to submit to FEMA in order to remove as many of the leased waterfront lots in the Estates as possible, from a designated Special Flood Hazard Area (SFHA), via Letter of Map Amendment (LOMA). A LOMA is a letter from FEMA stating that an existing structure or parcel of land that has not been elevated by fill (i.e. the existing structure or parcel of land is on natural grade) would not be inundated by the base flood. If FEMA issues a particular lot a LOMA, there is no need to purchase flood insurance. If your home is determined to be in the flood plain, it may be necessary to acquire flood insurance. Only a few homes were questionable to qualify for the LOMA, per the survey. If you receive a notification from your lender that you will need to obtain flood insurance or obtain a LOMA, please contact Teri at the office. She will be able to help you with the details.

Leaf season will be upon us shortly, too. When they begin to fall in earnest, the crew will be out blowing leaves throughout the Estates. If you would also like to blow or rake your leaves, please have them to the curb on Monday mornings, as we will be going through the Estates to pick them up at that time. We do ask, though, that you keep any weeds, branches, twigs, etc., separate from the leaves, as they wreak havoc on the leaf vacuums.

We are regularly posting information to the Tan-Tar-A Estates blog ([tan-tar-a-estates.blogspot.com](http://tan-tar-a-estates.blogspot.com)), the website ([tantaraestates.com](http://tantaraestates.com)), Facebook ([companies.to/tantaraestates](https://www.facebook.com/companies.to/tantaraestates)) and Twitter ([twitter.com/tan\\_tar\\_a](https://twitter.com/tan_tar_a)). We encourage you to visit these sites for the most up-to-date and reliable news that comes directly from the trustees and the LLC about what is happening in the Estates. We also send periodic emails via the mail list, which you can sign up for at the website.

We appreciate your continued support of Tan-Tar-A Estates. Please feel free to contact us at [newera@tantaraestates.com](mailto:newera@tantaraestates.com) with any questions regarding project status. Enjoy the autumn!

## PHYSICAL PROJECTS

**New Back Gate** ... If you have been to the Estates in the last few weeks and driven on Keystone or Duenke Drive, hopefully you have had a chance to see the progress on the new entrance. The grading work has been completed, base rock has been placed, concrete curbs and pier footings poured and conduits for gate controls, irrigation and lighting have been placed. Stonework should start the last weeks of September. The project remains on schedule at this time, with project completion (except for some landscaping) anticipated by the close of the year, barring any unforeseen operational or weather delays.

**Repair of the dam located on at #5 on the Hidden Lakes Golf Course** ... We have chosen the contractors and currently are anticipating construction beginning in October. We will be meeting with the Resort to finalize some last details. Just a reminder, there may be two road closures at times during the project, one on Elbow Cay Drive below the dam, and the second on Waterscape at the #5 cart path intersection. Completion on this project is also anticipated by the close of the year.

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**Street Signage** ... we are currently in the process of creating the prototype for the new signposts. We are still anticipating replacement commencing later this year. There are quite a few, so it will take some time to complete them all.

**Landscape** ... Longfellows Nursery will be back in the Estates through the next three seasons, working on native plantings. They will also be assisting us with the landscape plans for the new entrance. Just as a reminder, you can help us create a beautiful landscape by refraining from walking in these areas or damaging the plants and flowers. Autumn is actually a great time to work on some of the more substantial landscaping around your home, too, and if you would like assistance, Longfellows will be happy to work with you on your individual projects. You may reach them at: (573) 584-9611.

**Storm Water Control** ... during the last few weeks, we have been working on some of the areas that need correction. This has included concrete, grading and stonework. This project is ongoing and will continue as we locate any issues.

### **SALE OF THE LEASES**

It has been a busy summer on this project and we are pleased to see advancement in many of the issues that need to be addressed prior to commencing the sale of the leased property to the lessees and the transfer of the trusteeship to the homeowners. If you have not heard, there has been a change in leadership at Camden County Planning and Zoning this summer. While we have continued to prepare the plat per our prior discussions, we are awaiting the arrival of the new Administrator to review the work completed to date. Our engineer has accomplished quite a lot of work, with only a few last bits of road surveying being completed as we write to you. At this time, we are expecting to convey lots per the legal descriptions included in the leases and of record in Camden County. Depending on the schedule to complete the last items needed for the plat, we are hoping to have the plat on display and available for you to see at the office later this autumn. Preliminary discussions with the title companies and their underwriters have gone very well and pending their review of the final plat and appendix attachments, we anticipate that title work should generally be non-problematic. Work has also begun on some of the contract paperwork that will be needed for the sale. We still believe at this time that sales may commence in the first part of 2012, pending any unforeseen issues. Pricing will be made available to everyone at the time of the offering, but will not be available prior.

