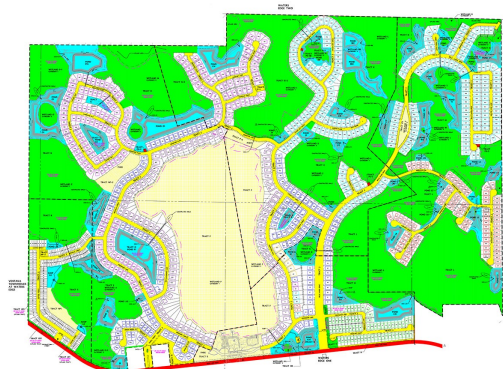


## What is the CDD, anyway?

The Waters Edge Community Development District (CDD) is a special-purpose government unit created under Florida Statutes. It encompasses approximately 426 acres in which the WatersEdge community is located. The District was established to provide an alternative means for planning, financing, constructing, operating and maintaining various public improvements and facilities, including:

- Conservation areas, including our 52 ponds (but not West Moon Lake)
- Water management, including irrigation and water control structures
- Water and sewer facilities
- Some landscaping and entry features



Green & blue areas are the WatersEdge CDD.

The CDD is managed by an elected five-member Board of Supervisors, which establishes the policies of the District in accordance with Florida law. The Board hires a District Manager, Counsel and Engineer, who administer the operations of the District and implement the Board's policies and contracts. Contacts are kept up-to-date at [watersedgecdd.org/contacts](http://watersedgecdd.org/contacts), but Matthew Huber, District Manager is the primary contact: [mhuber@rizzetta.com](mailto:mhuber@rizzetta.com).

Board of Supervisor meetings are open to the public: the fourth Thursday of the month at the WatersEdge Clubhouse. See [watersedgecdd.org](http://watersedgecdd.org) for agenda and meeting times.

## Reclaimed Water Irrigation Schedule

Unlike many Pasco County residents who pay for county water services (and are limited to irrigating once per week), WatersEdge single family and patio homeowners can take advantage of our reclaimed water irrigation system. Because the water is reclaimed, Pasco County permits us to water **twice per week up to 30 minutes per zone** according to the following schedule:

<u>Home Number Last Digit</u>	<u>Day</u>	<u>Time Start</u>	<u>Time End</u>	<u>Day</u>	<u>Time Start</u>	<u>Time End</u>
0	Tuesday	3:01 AM	5:30 AM	Friday	7:00 PM	9:29 PM
1	Tuesday	5:31 AM	8:00 AM	Friday	9:30 PM	11:59 PM
2	Thursday	3:01 AM	5:30 AM	Sunday	7:00 PM	9:29 PM
3	Thursday	5:31 AM	8:00 AM	Sunday	9:30 PM	11:59 PM
4	Monday	7:00 PM	9:29 PM	Friday	3:01 AM	5:30 AM
5	Monday	9:30 PM	11:59 PM	Friday	5:31 AM	8:00 AM
6	Tuesday	7:00 PM	9:29 PM	Saturday	3:01 AM	5:30 AM
7	Tuesday	9:30 PM	11:59 PM	Saturday	5:31 AM	8:00 AM
8	Wednesday	7:00 PM	9:29 PM	Sunday	3:01 AM	5:30 AM
9	Wednesday	9:30 PM	11:59 PM	Sunday	5:31 AM	8:00 AM

## PLEASE COMPLY WITH THESE REGULATIONS!

We pay for this water at a bulk rate, which the CDD includes in our annual budget. **Irrigation outside these regulations has a direct impact on our water use, future budgets and your CDD fees.** Non-compliance will result in one warning, followed by fines and penalties. Remember to reset your timer following power outages and the start/end of Daylight Savings Time.

NOTE: Should you need to test your irrigation system outside of your scheduled times, this can be arranged between 9am-12pm on Tuesdays and the first Saturday of the month by sending a notification to [wedgecomhoa@gmail.com](mailto:wedgecomhoa@gmail.com) or calling 727.856.8900.

## What if my Irrigation Doesn't Run?

Most of the time, this occurs when a homeowner's timer is programmed incorrectly or is faulty. Pasco County Utilities offers some helpful troubleshooting tips at [www.pascocountyfl.net/736/Lawns-Irrigation](http://www.pascocountyfl.net/736/Lawns-Irrigation). Recent rainfall will also cause the irrigation system to pause to prevent overwatering and runoff. If the sensor detects a predetermined amount of rain in a 6-hour period, the irrigation system will not run for 24 hours.

## What is Reclaimed Water?

Reclaimed water is wastewater that is highly treated and filtered for reuse. This treatment process eliminates harmful byproducts while retaining beneficial elements, such as nitrogen and phosphorus, that are useful as fertilization in irrigation water.

## How Do I Establish New Sod?

**Reclaimed water irrigation MAY NOT be used outside of the schedule for this purpose.** Pasco County allows for increased irrigation to supplement newly sodded lawns and plantings (*details at [pascocountyfl.net](http://pascocountyfl.net)*). However, residents must use hoses/sprinklers from their potable water spigots for this.

## Ponds and Wetlands

Only residents and their guests may fish from ponds located within the District. Please respect your fellow landowners and access the ponds through the proper access points. All fish must be released, as the ponds are for storm water management and are not to state code for keeping or consuming your catch.

To keep ponds healthy and looking good, the CDD Board contracts with an aquatics company for floating and underwater vegetation treatments and algae control applications. They are at WatersEdge twice each month, inspecting and treating half of our 52 ponds each visit, ensuring that each is inspected at least once a month. All products are EPA-tested and applied by state-certified technicians and biologists. Of course rainfall, temperature and other factors make their job challenging. If you are aware of a pond that needs special attention, let the CDD Manager know.

## Conservation Areas

Our conservation areas are one of the things that make WatersEdge such an attractive place to live. Maintaining these areas in their "natural" state is one of the covenants we agreed to live by when purchasing our homes here.

Even though these areas are adjacent to properties owned by residents, this land is subject to the regulations set forth by the Southwest Florida Water Management District (SWFWMD or "swift-mud").

**The natural areas are to be left untouched.** Vegetation can not be removed or added to these areas. (This means brush and leaves can not be discarded here or put in the storm

sewers where they contribute to algae growth.) Trees or plants that die are to be left "as is." If a tree or limb falls or overhangs onto a resident's property, it may be cut back **to the property line only**.

If a homeowner feels a tree in a conservation area poses a threat to their property, please contact the CDD Manager for details on the process for permitting and review by Pasco County and SWFWMD. Should trimming or removal be warranted, it is at the expense of the property owner. Note that West Moon Lake and surrounding area is managed by the Master HOA, not the CDD.

Residents may not store property on conservation areas. If temporary access is needed, please contact the CDD Manager for the request form.

## How Do I Pay my CDD fees?

Property owners in the CDD are subject to a non-ad valorem assessment, which appears on your annual property tax bill from the county. It has two parts: 1) an annual assessment for operations and maintenance (which can fluctuate based on the budget), and 2) an annual debt assessment to repay bonds used to finance community infrastructure and facilities when WatersEdge was developed. The debt assessment matures May 1, 2036. See the current year's assessment here: [watersedgecdd.org/finances](http://watersedgecdd.org/finances).

## What's the CDD/HOA relationship?

The CDD's role complements the responsibilities of our Master HOA, so our Boards work together to maintain the WatersEdge community. For example, while landscaping contracts are managed by the HOA, our budgets share the expense proportionately for their areas of responsibility to keep HOA and CDD fees as low as possible. However, the HOA has other responsibilities such as operating amenities and enforcing deed restrictions and other quality standards.

## How are CDD Board Supervisors Elected?

Supervisors are elected for four year terms in the General Election. Candidates must be residents of the District and must have met the general criteria the Pasco County Supervisor of Elections requires to be a candidate. If a Supervisor does not complete his/her term, the Board appoints someone who meets the same qualifications to complete the remainder of the term.

## The Scoop on Social Media

CDD Supervisors may not comment on CDD matters on forums like Facebook. Here's why: the CDD is a local unit of special purpose government and its Supervisors are bound by the Florida Government-in-the-Sunshine law, which provides a guaranteed right of access to public records. The Florida Supreme Court has determined that public records include information shared on social media. Providing "guaranteed public access" to social media is not something the Board can do, and therefore Supervisors legally may not use it to communicate. As an alternative, updates can be viewed at [watersedgecdd.org](http://watersedgecdd.org).