

Frequently Asked Questions

What do I do if I have a common area maintenance issue that needs attention?

- Contact the Lakewood Ranch District Operations Office one of the following ways:
 - Phone: 941-727-0899
 - Fax: 941-758-3651
 - E-mail
 - Mail 8175 Lakewood Ranch Blvd – Lakewood Ranch, FL 34202.
 - Drop off a special request form at Town Hall.
 - Enter a special request online through the website.
 - Most all requests received for common area, lake, preserve, or irrigation issues are entered into our special request system. After they have been entered into the system they are dispatched to the appropriate party. After the work is complete the special request is returned to the Administrative Assistant to contact the resident and close the request out of the system.

My irrigation is not running.

- Did it rain recently? Please make sure your rain gauge is clear. You will not be able to turn on your water manually if your rain gauge has water in it.
- Is the curb stop on? The curb stop (shut off valve) is located on the opposite side of the yard that your potable water backflow is on; it typically has a purple cover.

I have a broken sprinkler head.

- Irrigation on the resident's yard is the resident's responsibility. The irrigation from the street to the curb stop is Lakewood Ranch responsibility. If you are in a maintenance free neighborhood then you would contact your landscape representative for your neighborhood regarding irrigation issues.

I live in a maintenance free neighborhood and I need help regarding my personal landscape.

- Maintenance Free residents need to contact their landscape representatives regarding any landscape or irrigation problems they are having on their property.
 - If you do not know your landscape representative you should contact the Town Hall front desk for assistance locating their information.

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The preserve is encroaching into our property.

- Residents may trim back the preserves to their property line and no further. The Land Care team is limited to the amount of work they can do in the preserve due to the Manatee County Land Development Code. We are limited to removal of nuisance and exotic species.

The sidewalk/street needs repair.

- District 1 & 4 sidewalk and street repairs are handled by the Manatee County Public Works department.
- District 2 & 5 common area sidewalk and street repairs are handled by the District Operations Maintenance Team.

The lot next to ours is still empty and the builders are not maintaining it properly. Who would I talk to about this?

- The developer needs to be contacted regarding the builder not maintaining their lots properly. If you contact the District Operations office we will notify the developer for you. The developer will then take care of the issue with the builder.

Is it illegal to feed alligators?

- Yes. Never feed or entice alligators – it is dangerous and illegal. When fed, alligators overcome their natural wariness and learn to associate people with food. Feeding alligators, a second-degree misdemeanor, is punishable by up to \$500 and/or 60 days in jail. The Florida Fish and Wildlife Conservation Commission (FWC) strongly recommends not feeding other wildlife where alligators might be present. Feeding ducks, birds, turtles or throwing fish scraps in the water where alligators can associate humans with a feeding opportunity is tantamount to feeding an alligator. If you have information about the feeding of alligators, report the incident to the toll-free Wildlife Alert Hotline at 888-404-3922. You may remain anonymous and be eligible for a reward. Visit MyFWC.com/alligator for more information.

I have a concern with my neighbor's property not being maintained as it should.

- If a resident has issues about a neighbor's property or a neighbor they should contact their Property Management Coordinator at Town Hall.

There are some people fishing in the lake behind my home.

- Fishing is allowed in Lakewood Ranch but not behind residences. If someone is in your backyard and you have asked them to leave or you are afraid to ask them to leave you can contact the Manatee County Sheriff's Office.
 - Swimming is prohibited in all lakes.
 - Boating is prohibited in most lakes.

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I would like trees added to the berm behind my home.

- Landscape enhancements are handled differently than landscape maintenance. Should any neighborhood desire to improve their entry feature or other neighborhood common area landscaping within their neighborhood, the following steps should be taken:
 1. Discuss the proposed project with the Homeowners' Association Property Manager. The manager will determine the level of approval necessary and the appropriate entity from which consideration will be given (either CDD or HOA).
 2. For CDD Common Area requests, the Village Landscape Committee and CDD Operations Director will consider the request based on several criteria including maintaining consistency with the village landscape design and plant pallet, maintenance cost, and feasibility of the project. For HOA Common Area projects, submittal to the Modifications Committee is also required.
 3. Upon receiving an endorsement from the Village Landscape Committee and/or Modifications Committee, the request and associated cost will be submitted to the Budget Committee for consideration for possible inclusion in the next fiscal year's budget. The residents of the neighborhood receiving the benefit of the improvements will be specially assessed for the improvement cost via their CDD or Neighborhood assessments.
 4. Final approval of the improvement project and associated budget will be the decision of the appropriate CDD or HOA Board when the new budgets are considered.

The power company and water company have cut my shrubs to get to the utilities.

- All utilities have easements and requirements on how close foliage can be. Please refer to the utility company for the clearance requirements. You may also locate utility easements on your surveyed site plan.

My house water is not running.

- The potable water is supplied by Manatee County; please contact Manatee County Utilities regarding your potable water.

I have armadillo entering my yard from the common area.

- Unfortunately, we do not have programs in place to control all wildlife on the ranch. We ask residents to use appropriate means of pest control to keep the unwanted pests from their property.

Frequently Asked Questions

I want to water my grass as I see fit.

- Southwest Florida Water Management District has mandated a once a week watering schedule. If we all follow the schedule, perform the necessary maintenance on our irrigation systems, and water only when necessary, we will not only have sufficient water for our landscapes, but we will also be able to conserve water and keep costs down.

Spanish Moss is all over the trees in the common area and I am afraid it is killing the trees

- Removal of Spanish Moss is not something that is included in the landscape contracts. Spanish Moss is not a true moss. It is an epiphytic plant, which grows on another plant, but does not rely on the host plant for nutrients; epiphytes make their own food.