



**SUN 'N LAKE OF SEBRING IMPROVEMENT DISTRICT**  
 Towne Hall, 5306 Sun 'n Lake Boulevard  
 Sebring, Florida 33872

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# Sun 'n Lake of Sebring Improvement District 2004 Community News



## Bringing You Current on History, Planned Growth, and Future Sustainability

The Sun 'n Lake of Sebring Improvement District was created in 1974 as a golf resort community. It was once considered a retirement community, but has developed into a diverse area for older adults as well as younger families. It currently has about 5,000 "year round" residents. This 22-square mile unincorporated community has 22,000 lots, of which 12,000 are developed or vacant. The district owns 3,300 of the lots. Sun 'n Lake is a fast growing area with plenty of space for further development. Recently, National Recreational Properties, Inc. (NRPI), a California based company, came to Highlands County proposing to purchase and develop 1,900 vacant lots in the district. Keeping in mind the benefits of this proposal, the Sun 'n Lake Improvement District Board of Supervisors voted unanimously to approve a deal in which NRPI would guarantee sale of 500 lots per year for the next four years. NRPI also pledged to spend up to \$1.5 million a year on advertising Sun 'n Lake as a great place to live. Most of the lots are on the north side of Sun 'n Lake Boulevard, extending to the west edge of the district. This deal will bring many benefits to the community. Sun 'n Lake will get 113 of the 1,900 lots to assist in assembly of land for a new fire station, corridor road, golf maintenance facility, and to exchange with other landowners as the district tries to assemble blocks of land for development. NRPI will provide \$457,000 in cash up front, meaning an immediate infusion of revenue into the district. The district will also be paid assessments for 500 lots each year for the next four years, whether NRPI meets its promised goal in sales or not. NRPI is also willing to work with other realtors and contractors on the sale of the lots. Another advantage of the land deal with NRPI is possibly incorporating some of the lots for the expanding road system. The proposed extension of County Road 635 from Hammock Road north to Avon Park Estates Boulevard is intended to run along Cortez Boulevard. This new road will help keep traffic congestion down, and move people in the most efficient manner as possible. The new land deal and extension of CR 635 will bring sustainability to the growth and development of the District, while increasing revenue for future improvements, services



Visit us on the web! [www.snldistrict.org](http://www.snldistrict.org)

### Greens 1 & 9 up to USGA Specifications

The efforts to maintain the grass on the 1<sup>st</sup> and 9<sup>th</sup> greens of the Deer Run course have not been successful in recent years. Many attempts have been made to grow grass on these greens, but the results after a few weeks were not successful in the past. In an attempt find the cause, the golf maintenance department probed several feet into the greens to find numerous layers of thick muck. The muck was creating a methane gas effect that prevented the water from draining off the greens. The drainage problems caused root rot, disease, and algae, all of which killed the grass. In order to solve this problem, the greens needed to be rebuilt to USGA specifications. The greens had been repaired many years ago, but only to the depth of 18 inches. Bill Newman, Sun 'n Lake District's Director of Golf Maintenance, stated, "As we began construction, we dug down and found only two half lengths of drainage pipe on either side of the green filled with dirt. They had only been covered by a small strip of extremely small pea gravel." Some other interesting things found in the greens were trees used for fill, stumps, old irrigation pipe, a pair of pants, a shirt, a boot, a hat, and other foreign objects. When the greens were cleared and dug, exhaust pipes were installed to allow gas to escape and a plastic liner was placed across the area. According to Newman, a foot of shell rock was added and the cavity was filled to the point where we were to begin construction of the new green. The greens have now been retro filled with drainage pipes, a 4 inch layer of large gravel, and a second 4 inch layer of pea gravel. The golf maintenance crew then installed 14 inches of top mix. After the soil was shaped and packed, sod was rolled out across the top of the green. The result of this major project is two new USGA specifications greens.



**Green #1**



**Green #9**



**Green #1**

# June & July Bulletin



### Let's Be Safe for Summer

The Sun 'n Lake of Sebring Improvement District and The Highlands County Sheriff's Office are working together to provide a summer safety program for children.



**Tuesday, June 15th, 2004**

**5:30 - 7:30 PM**

**Community Center**



The first children to arrive will receive new bike helmets, and one lucky child will win a new bike. Children need to bring their bicycle or if they do not have one, bikes will be provided. For more information call the Office of Public Affairs, 382-2196.

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## Sun 'n Lake/YMCA Summer Day Camp 2004

Sun 'n Lake Improvement District has a new partnership with the Highlands County YMCA. This year's summer program will be organized and operated by the YMCA at the Candlelight facilities located at 5223 Sun 'n Lake Boulevard. The 10 week program will run from June 1st to August 6th. There will be weekly themes, and the crafts, games, and trips will incorporate the theme into the activity. Register for just one week or all 10 weeks. For boys and girls aged 5-12 ( as of June 1, 2004- 5 year olds must have completed kindergarten). Organized camp program is 9 am to 4pm. Supervision before & after camp available from 7am- 6 pm (no additional charge). Art & crafts, team sports, indoor/ outdoor recreation, games, field trips, swimming, and golf instruction are all inclusive in the weekly rate. Discounts are available for Sun 'n Lake residents. All staff are certified in First Aid, CPR, Child Abuse Prevention, and YMCA Day Camp Training. **Register** at the YMCA on Hammock Road (382-9622) or at Sun 'n Lake of Sebring Towne Hall (382-2196). More information will be provided at these locations.



**Week 1** (June 1-4) – Fiesta Fun. No camp Memorial Day, fee pro-rated.

**Week 2** (June 7-11) – Lions, Tigers, and Bears. Field trip to Lowery Park Zoo (Rated #1 Family Zoo in the USA!)



**Week 3** (June 14-18) – Home of the Brave.

**Week 4** (June 21-25)– Life's a Beach. Swim & play at Sebring City Pier Beach.

**Week 5** (June 28-July 2) – America the Beautiful. Patriotic Week.

**Week 6** (July 6-9)– Out of This World. Field trip to MOSI in Tampa.



**Week 7** (July 12-16) – Clownin' Around. Carnival.

**Week 8** (July 19-23) – Things that Grow. Field trip to Highlands Hammock State Park.

**Week 9** (July 26-30) – Ahoy Matey's. Pirate week.



**Week 10** (August 2-6) – A Bug's Life. Field trip to Cypress Gardens.



### Community Activity Schedule

|                                  | Wednesdays                       |
|----------------------------------|----------------------------------|
| <b>Mondays</b>                   | Crafts & Conversation– 10 am     |
| Body Shaping– 7:30 am to 8:30 am | Rosary– 2 pm                     |
| Aerobics– 9 am to 9:45 am        | Hispanic Rosary– 7 pm to 9 pm    |
| Bridge– 1 pm to 4 pm             |                                  |
|                                  | Thursdays                        |
| <b>Tuesdays</b>                  | Body Shaping– 7:15 am to 8:15 am |
| Body Shaping– 7:30 am to 8:30 am | Ladies Bridge– 9 am to noon      |
| Aerobics– 9 am to 9:45 am        | Ceramics– 1 pm                   |
| Line Dancing– 9:45 to 11:30 am   | Duplicate Bridge– 7 pm           |
| Couples Bridge– 7pm to 10pm      |                                  |
|                                  | Fridays                          |
|                                  | Aerobics– 9 am to 9:45 am        |

## KOKOMO 2004

On Saturday, April 24, the Ridge Area Arc held its annual fund-raiser at Sun 'n Lake. The island theme for this event was Return to Kokomo. The Ridge Area Arc has hosted its Kokomo fund-raiser since 1998 as a way to thank supporters and also to raise money for the programs the Arc provides for individuals with developmental disabilities in Highlands County. The food and drinks were provided by the Candlelight Restaurant, and thanks to Jeff Albright and the crew at the Candlelight everything was wonderful. Everyone enjoyed the Jimmy Buffet tribute band that played under the new tiki hut located poolside. The evening was a great success.



If you have got an event to plan call Jeff at 382-1191.

### The Candlelight Restaurant

The Candlelight Restaurant offers lakeside dining in an enjoyable atmosphere. The menu offers a variety of selections to please all diners. It can accommodate large or small parties. Look for lunch and nightly specials. The Candlelight has it all, from live entertainment to special events and catering.



The hours of operation are Monday through Thursday 11:00 am to 8:00 pm, Friday and Saturday 11:00 am to 9:00 pm, and Sunday 11:00 am to 2:00 pm featuring our Sunday Brunch.

The menu and more information is available on our website at [www.snldistrict.org](http://www.snldistrict.org).

For Reservations Call (863) 382-1191

### Upcoming Holidays

- June 14– Flag Day
- June 20– Father's Day
- June 21– Summer Begins
- July 4– Independence Day
- July 5– Towne Hall Closed

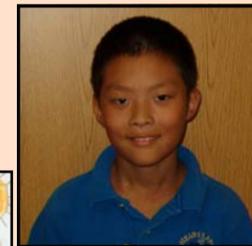
## Easter Coloring Contest Winners

### 1st Place Winner



Allyson Fronda, Age 5, won 1st place and a \$25 gift card to Wal-Mart

### 2nd Place Winner



Matthew Arnold, Age 10, won 2nd place and a \$15 Gift card to Wal-Mart

## Community Meetings and Events

|            |                                                                                                          |
|------------|----------------------------------------------------------------------------------------------------------|
| TBD        | Board of Supervisors June Workshop– 9 am<br>Location: Community Center                                   |
| June 25    | Board of Supervisors Regular Meeting– 9 am<br>Location: Community Center                                 |
| June 28    | The New Association of Property Owners and Residents Regular Meeting– 7 pm<br>Location: Community Center |
| TBD        | Board of Supervisors July Workshop– 9 am<br>Location: Community Center                                   |
| July 12    | Manor Hill Property Owners Association Quarterly Meeting– 7 pm<br>Location: Community Center             |
| July 23    | Board of Supervisors Regular Meeting– 9 am<br>Location: Community Center                                 |
| July 26    | The New Association of Property Owners and Residents Regular Meeting– 7pm<br>Location: Community Center  |
| July 26-30 | Board of Supervisor's Budget Workshops<br>Location: Community Center                                     |

## Golf Schedule of Events/ Pro Shop News

- June 3** Approximately 70 Sertoma Jr. Tour players will be here starting at 10 a.m.
- June 5** Both courses will be used in the a.m. for the annual Rotary Tournament
- June 13** Yahoo at 8:30 on Turtle Run
- June 14-20** Deer Run closed for fertilizing, aerating, verticutting and top-dressing of greens, tees & fairways
- June 18** 12:30 p.m. outing on Turtle Run
- June 21-27** Turtle Run closed for fertilizing, aerating, verticutting and top-dressing of greens, tees & fairways
- July 4** MGA Couples at 8:30 on Deer Run
- July 18** Yahoo at 8:30 on Deer Run
- July 24-25** We will be hosting the Highlands County Ryder Cup



Our twilight rate is only \$15 plus tax after 4:00 p.m. This includes golf cart and is a great way to enjoy our two fine courses.