



CENTERVILLE CONSERVATION COMMUNITY SUMMER 2020 NEWSLETTER

Message from the President

Hello Everyone,

I hope your summer is going well, all things considered. The Board would like to thank those of you who joined us on our first video conference board meeting. Given it was our first try, I think it went pretty well. We have enjoyed being outside at the lake house for meetings, but we won't always be able to do that, so it is good to have an alternative. I am sure we have all had quite a few "firsts" these last months. As always, we discussed a variety of issues important to the community. We will be working on our 2021 budget and will have a conversation about where we are headed at the September 7th board meeting. If you have any suggestions related to the budget, please let one of the board members know so that we can include your idea in our discussions. Along these lines, if you believe there is an issue the Board needs to discuss or resolve, please do not hesitate to contact one of us. We are all pretty accessible. I hope you enjoy the articles in the newsletter this quarter, and we are always looking for new original content and pictures. Have an enjoyable and safe rest of the summer and I will see you around the neighborhood.

Jason Gasset, President Centerville Conservation Community HOA

Family recollections of Centerville Farms- What was it like Back in the Day?

Centerville Conservation Community Resident Leigh Neilson graciously took some time to provide us with some history and memories of when her family owned the land that is now CCC.

What was commonly known in the area as "Centerville Farms" was purchased by Leigh's Grandfather, Franklin Wilson Carraway Sr., and Great Uncle, Leonard Wesson, shortly after WWII. F.W. Carraway represented Leon County in the Florida Legislature during the years 1945-1965, serving in the House and Senate, as well as the Senate President. He was a founder and President of Farmers Merchants Bank. The purchase consisted of about 2400 acres, which went to Proctor Road on the north side, up to Bradfordville Road at Pisgah Church Road and across Centerville Road. Sometime in the 1950's they sold a little more than half of the property, which made the area that is now CCC, about 1000 acres.

Leigh's extended family, which included 20 members of the Caraways and Wessons, enjoyed the property for 50-60 years; hunting, fishing, and taking in the scenery and natural beauty of the land. There were deer, quail, dove turkeys, and ducks. (There were also--and still are--alligators in the 2 at-that-time "unnamed" lakes we enjoy today. Leigh's father F.W. Carraway Jr. (who is now 86 and was happily consulted for this article) explained that this area was a major migratory path for ducks in the 50s and 60s.

Leigh recalls in the 60's and 70's the land had a working farm with around 100 head of cow. Corn and hay were grown, mostly on the north side of Lake Pisgah, and agricultural pines were planted later. (You can still see rows of pines in the Broomsage Place area of CCC, as well as other places on the property.) Leigh's father had a little hobby of making cane syrup. He planted sugar cane and put up a cane grinding machine and boiler. The family enjoyed horseback riding almost every weekend. There were countless family parties. It was certainly the family's Happy Place 😊

A farm manager and his family lived on the property in the small white farm house that was located near the entrance of the community to the right of the circle on Conservation Drive. This house later became the sales office for CCC and was demolished in 2018. There also was a little wooden "shotgun" house over on the Pisgah Church road side, close to where the horse stables are today. It was fixed up a bit over the years and multiple family members lived there as well as at the farm house.



In 2000, Jim Dahl of Rock Creek Capital, a Jacksonville based firm providing investment services for acquiring and managing land in an environmentally responsible manner, purchased the property and sold it to Hurley Booth and his development group, which included Jon Kohler. (You can read more about their vision of our neighborhood in the 2005 TALLAHASSEE Magazine, which is on the CCC website.)

In preparing this article, Leigh Neilson shared that, "It is wonderful to see what has become Centerville Conservation Community. It was a great place to grow up! It has come full circle and

new generations are enjoying growing up here!” She and her family hope that it is a “Happy Place☺ ” for all of us fortunate to call CCC home.

Debra Henley (Centerville Conservation Community Board of Directors Secretary)

A sincere thank you to Leigh Neilson and her father Franklin Wilson Carraway Jr. for taking the time to share their stories of Centerville with me for all of us. We hope to include more memories and pictures in future editions of the CCC Newsletter.

Centerville Covenant Amendment Ballots

Ballots have been mailed to owners of lots in Centerville. We understand some owners did not receive a ballot, however, the ballot can be downloaded from the website, and TPAM sent an email with the ballot attached. Owners are being asked to vote on two separate proposals to amend the Centerville Covenants. Please review the document and consider the amendments carefully. Promptly return your ballot as soon as possible. We are trying to have all ballots in by July 20. Thank you for your attention to this matter.

Getting your CCC Announcements and Documents?

Almost everyone is aware that our United States Postal Service in Centerville is unreliable at best. A few weeks ago TPAM sent all owners a form allowing us to elect to receive official Centerville documents electronically, including important announcements, election ballots and annual dues notices. Save CCC postage and go green in the process. Please send or scan and email the form to have documents emailed to you instead of snail-mailed today!

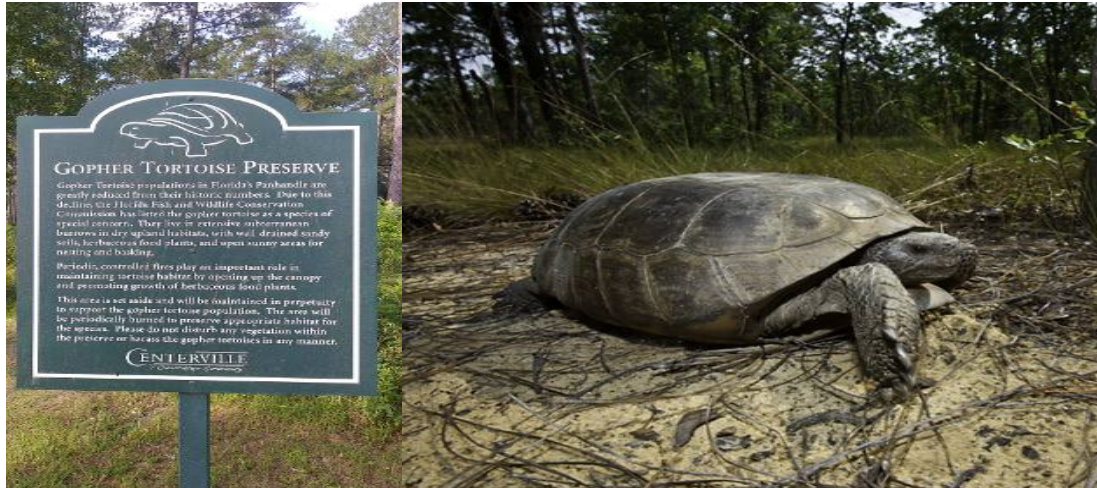
All doing our part to keep CCC Beautiful

There has certainly been some healthy discussion about the covenants and guidelines recently. It is helpful to review the covenants from time to time and make sure we are all individually doing our part to comply. Some items to keep in mind include: Camouflaging your back flow piping with landscaping, storing your trash cans on your property where they cannot be seen from the street, and remembering to contact the ACC committee if you wish to construct something on your property, paint your home, make an addition, or add or amend landscaping. Documents for approval and CCC policies are all available on the CCC website.

Gopher Tortoise Preservation Area

Did you know that Centerville Conservation Community is home to a designated Gopher Tortoise Preserve? We can protect and preserve these threatened animals by not disturbing their habitat. Many visitors to the property and Centerville Owners do not realize that as a gopher tortoise preserve, vehicles such as golf carts are not permitted to be driven through this area. The CCC board is looking into creating some designated areas for carts to be parked while enjoying the preserve on foot.

Centerville neighbor and Chiles High School student Major Hartman, son of Krist'n and Roger Hartman, provided us the following information about the Gopher Tortoise. (Major and Macey Hartman are working on Eagle Scout Service Projects for the Centerville Pedway, and we will share exciting information when their work is completed!



Gopher tortoises in Florida are an important species of the rapidly disappearing longleaf pine forest and wiregrass landscapes.

Centerville Conservation Community is actively restoring and protecting the longleaf pine communities that the gopher tortoise needs to survive. The tortoises thrive in the grassy, sandy soils of open longleaf pine forests that are maintained through the periodic application of prescribed fire. The gopher tortoise's drastic reduction in habitat, along with ever-increasing land development has made the gopher tortoise a threatened species in Florida. These gentle reptiles dig deep burrows for shelter and forage on low-growing plants. Their large limbs are uniquely designed to excavate burrows up to 33 feet long in Florida's sandy soils. A single tortoise may dig more than one burrow a season, and multiple tortoises may occupy the same burrow. These underground tunnels provide ideal winter hibernation quarters, retreats from the summer heat and shelter from fire for both the tortoise and about 360 other species. Some of species include, black pine snakes, gopher frogs, Florida mice, foxes, skunks, opossums, rabbits, quail, armadillos, burrowing owls, snakes, lizards, frogs, toads, and many invertebrates.

Gopher Tortoise Facts:

- The breeding season occurs between March and October.
- Gopher tortoises grow to be up to 15 inches long and weigh from eight to 15 pounds
- The burrows can vary from three to 52 feet long and nine to 23 feet deep.
- Gopher tortoises can live up to 80 years in the wild and more than 100 years in captivity.
- Gopher tortoises eat grasses, mushrooms, saw palmetto berries, and prickly pear cactus pads, flowers, as well as blackberries, blueberries, gopher apples and other low-growing fruits.
- Gopher tortoises spread seeds of many plants in their droppings, filling another important role in the ecosystem.

Centerville Conservation Community seeks the following conservation objectives:

- Minimize loss of gopher tortoises
- Increase and improve habitat
- Enhance and restore populations
- Maintain the gopher tortoise's function as a keystone species

Because gopher tortoises are protected in Florida, handling and relocation of gopher tortoises is an illegal activity unless conducted under a valid permit issued by FWC. In accordance with the [Gopher Tortoise Permitting Guidelines](#), an FWC relocation permit must be obtained before disturbing burrows and conducting construction activities.

More Resources:

<https://myfwc.com/media/1834/landowners-guide-habitat-gophertortoises.pdf>

<https://myfwc.com/media/1804/gophertortoise-livingwithbrochure.pdf>

Land Management Committee Update

David Marshall, Co-Chair of the Land Management Committee

- Trash Bin Follies

As a frequent early morning denizen of our neighborhood, I have noticed a very peculiar behavior of trash and recycling bins that seems to occur overnight. Bins that were diligently placed the night before our Tuesday pick up seem to migrate through the night. As we all know, the bins are supposed to be placed at least three feet apart so that The Claw on the trucks that empty them can easily reach out without having to maneuver around obstacles. But frequently the bins seemed to have developed a herd mentality to the point that they are in contact with each other. This makes the job of separating them and grabbing them much more difficult for the driver. Another thing that the bins seem to do is to migrate closer to mailboxes and hang with them – another dangerous activity because a stationary mailbox will not protect them when The Claw comes along.

So, when you place your bins, remember to space them at least three feet apart and give them a sound order to “STAY” as you place them. Also, recycling items should not be placed in plastic bags but placed loosely in the bins. They cannot recycle plastic bags, egg cartons or Styrofoam – but Publix has bins for the first two items.

- Is the Grass always Greener?

Yep, summer is here, and many neighbors have cranked up the sprinklers to give some extra water to those green expanses. In most of Florida, water restrictions are in place that limit lawn watering to two days per week in the growing season and once per week during the winter months. Fortunately, we are not under those rules, but they do provide a good guide for how we should be watering our lawns. There are five types of turf grass in use in Florida and all five can be found in CCC. Some things to keep in mind when you are watering:

A lawn getting too little water is evident when a lawn turns a bluish/gray and footprints remain in the grass. On a frequent basis this is healthy for a lawn in that it encourages the grass to grow deeper roots seeking available water. All these grasses only require 1.5 to 2” of rain per week. If that amount of water is spread over two watering cycles, grasses will remain healthy.

Cutting your grass too short can also lead to stress – longer grass helps hold moisture in and protects the root system by keeping the soil cooler. Each type of grass has its optimum length – see the Mowing your Florida Lawn document on our Centerville website under the Conservation Resources tab, for the best length for your type of turf grass.

Water before 10 AM or after 4 PM if possible. Watering done during the heat of the day results in much more evaporation, meaning less of that water is getting to the soil. Those occasional showers we get this time of year do help your yard and if you have operating rain sensors, they can be set or adjusted to make sure your lawn is getting the proper amount of water to keep it healthy and growing.

Too much water can be harmful to lawns, inviting fungal and bacterial infections, increased pest attacks to the roots system and yellowing due to mineral loss in the soil.

- Annual Burn- still a “burning matter.”

We are still trying to get a burn done sometime in the next few weeks-- if weather and conditions permit. We discussed the reasons for the burn at the last board meeting and in the notice, we sent out about the burn recently. It is important to the maintenance of our conservation areas and future fire prevention to do what we can to get this done.

Total Professional Association Management (TPAM) MESSAGE:

Among the continued COVID pandemic, we appreciate everyone doing what they are doing to maintain your sanity as well as your property. Please feel free to reach out to us, as your management company if you need anything from us. We can be reached at (850)-583-1173 or customerservice@tpam.biz.

Remember for copies of policies, documents, and previous newsletters, please visit your community website: <http://www.centervilleconservation.org/>