



“Stuff New Candler Hills Residents Should Know”

# Candler Connection

- Resident club formed in 2007.
- Florida “not-for-profit” corporation.
- No connection with HOA or OTOW management.
- Every Candler resident automatically a member.
- No dues.

# Candler Connection

- **Social events.**
- **Directory (NOT OTOW phone book)**
  - **Email needed, but it will not show publicly.**
- **Communications**
  - **“Happenings” - Last Sunday of the month (or thereabouts)**
  - **Website [candlerconnection.org](http://candlerconnection.org)**
  - **Facebook Group (1600 members)**
- **Neighborhood ambassadors**

[Home](#)[Contact Us](#)[Events](#)[Reference Info](#)[Newsletter Archives](#)[more...](#)

### Who / What We Are

**CANDLER CONNECTION** is the Social Club of which all residents of Candler within OTOW are automatically members, with no fees to join. Our mission is to provide social activities for our members and to foster positive interactions between our members.

It should be noted that we are NOT associated with the Candler Hills HOA nor any HOA within OTOW. We provide no official communication between the HOA and our members.

We are very informal, and focused on:

- Increasing social interactions between all of our current and new neighbors, and
- Easing new resident transitions into OTOW and Candler Hills.

One of the primary means of communications with our members is our Facebook group. This is a closed group that can be found at <https://www.facebook.com/groups/www.candlerconnection.org/>. Only residents, owners, prior residents or prior owners can have membership in this Facebook group. It's very active with a large majority of Candler residents active within it.



This Facebook group also contains documents that are not available publicly such as a *Directory of Residents*, list of *Neighborhood Ambassadors*, etc.

## Slide 5

Another primary method of communication we have from our Board to the residents is our monthly newsletter named Candler Connection Happenings.

[Click Here to get on Mailing List](#)

When you get on the Mailing List, you'll get a monthly newsletter, reminders about Candler social activities and events, and occasional items of interest to Candler Neighbors. Your personal email information is kept personal, and used only for these mailings. There are usually only 1-3 mailings per month.

To update your information or to remove yourself from the mailing list, the easiest way is to follow the links within each newsletter. However, we also offer the following email as an alternate way -- just provide your name, address, and email address when you click this email link: [cclInfo@CandlerConnection.Org](mailto:cclInfo@CandlerConnection.Org)

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Several times a year the Candler Connection Board provides a seminar about OTOW, Candler Hills, Ocala, and living in Florida. This is primarily geared to new residents but it may also be a good refresher for more seasoned residents. Anyone is welcome to attend. This is the document that has evolved over the years from those presentations.

### New Resident Presentation



Candler Connection has an events calendar. This is primarily for the events that are specific to Candler Hills. It does **not** include OTOW-wide events, nor events outside of OTOW. Also, it **only** includes events that are open to **all** Candler Hills residents rather than events that are specific for a neighborhood.

We have developed [Guidelines](#) to help you publish your events in a way that will be most helpful to all residents.

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# Social Events

- Casino Night (February)
- Spring dinner/dance (March or April)
- Ice Cream Social (Summer)
- "Selfie" Scavenger Hunt/BBQ Dinner (September)
- Annual Picnic (October)
- Holiday Party (December)
- Potluck Dinners (last Tuesday of the month except December.)

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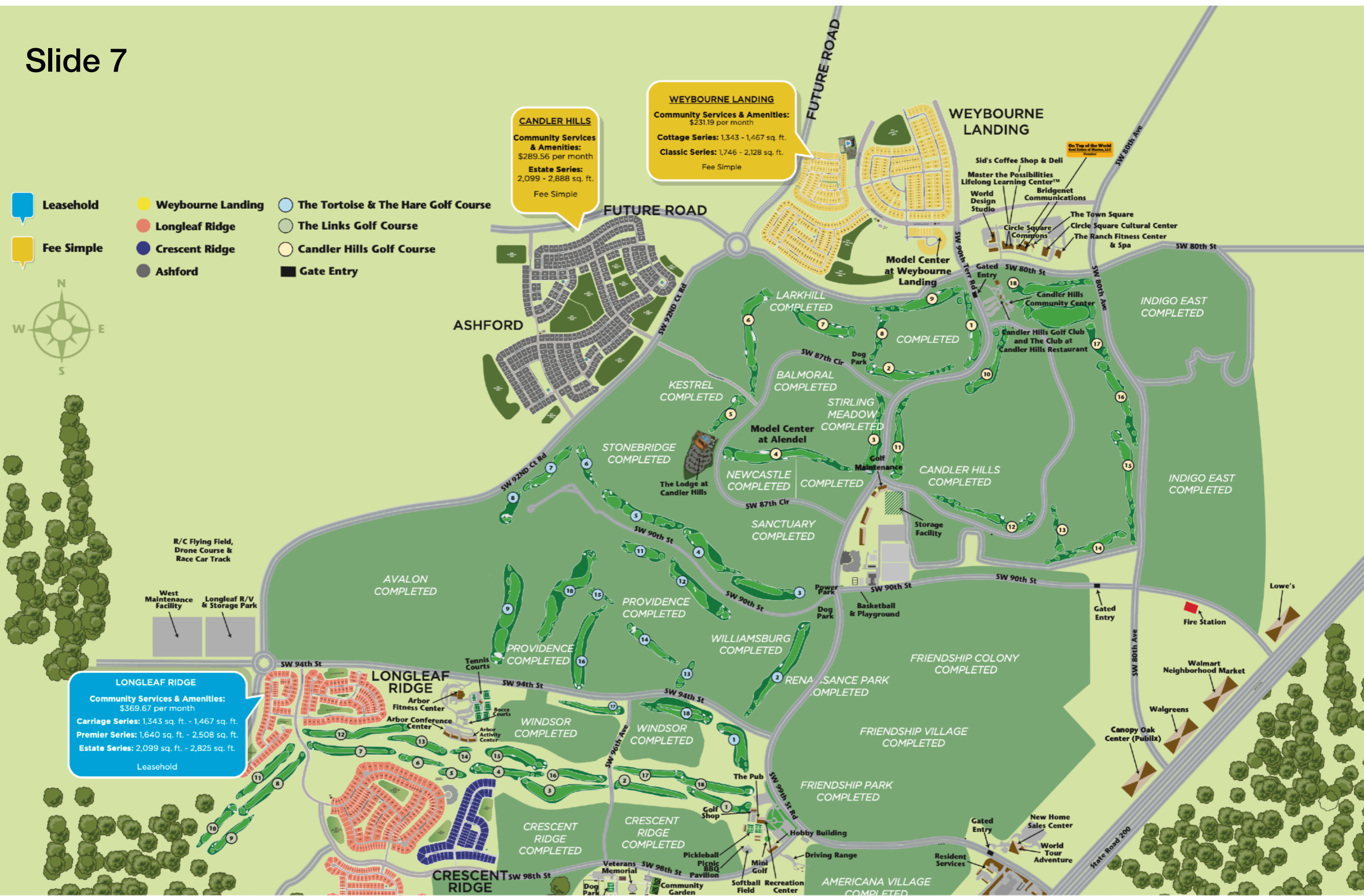
- Leasehold
- Weybourne Landing
- The Tortoise & The Hare Golf Course
- Longleaf Ridge
- Fee Simple
- Crescent Ridge
- The Links Golf Course
- Ashford
- Candler Hills Golf Course
- Gate Entry



**CANDLER HILLS**  
 Community Services & Amenities:  
 \$289.56 per month  
 Estate Series:  
 2,099 - 2,888 sq. ft.  
 Fee Simple

**WEYBOURNE LANDING**  
 Community Services & Amenities:  
 \$231.19 per month  
 Cottage Series: 1,343 - 1,467 sq. ft.  
 Classic Series: 1,746 - 2,128 sq. ft.  
 Fee Simple

**LONGLEAF RIDGE**  
 Community Services & Amenities:  
 \$369.67 per month  
 Carriage Series: 1,343 sq. ft. - 1,467 sq. ft.  
 Premier Series: 1,640 sq. ft. - 2,508 sq. ft.  
 Estate Series: 2,099 sq. ft. - 2,825 sq. ft.  
 Leasehold



# Sections of OTOW

- OTOW Central
- Indigo East
- Candler Hills
- Weybourne Landing



# OTOW Central

- Leasehold (99 year land lease).
- Maintenance-free, not free maintenance.
- Own from paint inward.
- Structure insured under master policy but owner must provide “renter’s insurance” for contents.
- Can use all OTOW Central amenities.
- Cannot use Candler, Indigo and Weybourne Landing amenities.

# Indigo

- Fee simple.
- Responsible for home insurance & maintenance.
- Can use Indigo amenities
- Can use OTOW Central amenities with purchase of “Gateway of Services” pass for \$900/home/year.
- Cannot use Candler or Weybourne Landing amenities.

# Candler Hills

- Fee simple (own land)
- Responsible for home insurance & maintenance.
- Can use Candler amenities
- Can use all OTOW Central amenities because “Gateway of Services” is a mandatory part of HOA fee.
- Cannot use Indigo or Weybourne Landing amenities

# Weybourne Landing

- Fee simple.
- Responsible for home insurance and maintenance.
- Can use Weybourne Landing amenities
- Can use OTOW Central amenities with purchase of “Gateway of Services” pass for \$900/home/year.
- Cannot use Candler or Indigo amenities.

# Why not “Spread the cost” of Candler Amenities Over Both Candler and OTOW Central?

- Candler amenities “right-sized” for 1600 homes.
- OTOW Central amenities “right-sized” for 8000 homes.
- Spreading operating costs of Candler amenities over OTOW Central as well as Candler Hills would reduce HOA fees in Candler and increase HOA fees in OTOW Central by about \$40/month.

# Starting a Conversation

- Problematic: “Where do you live?”
- Safer: “Where did you live before coming to OTOW?”
- Last Resort: “Seen any good doctors lately?”

# OTOW makes every effort to keep elevators running and has its own trained technicians

## Elevators

As a means to help prevent elevator service stoppages, Parkway's elevator division has been a state-certified provider of maintenance services to the On Top of the World-Clearwater community since 2015.

Since its inception, Parkway has employed licensed mechanics with more than 60 years of technical experience in the vertical conveyance field. These technicians perform ongoing preventative maintenance, respond to service calls and handle complete operating equipment upgrades annually as scheduled.

Because the Management Company directly employs state-licensed elevator service technicians for both preventative maintenance, trouble shooting and expedited repairs, this ensures that when interruptions do occur, the response time, and more often than not, the repair time, is by far more expedient.

Additionally, all 83 elevators receive their preventative maintenance monthly, equating to 12 times yearly for each one!



it is nearly impossible to plan for every contingency.

Two of the most frequent causes of service calls lately is related to items falling into and blocking the elevator door tracks, or when the elevator times-out as a result. A timeout occurs when a door is blocked open for a short period and the safety shut-off shuts down the elevator until the service technician manually resets it.

## Did You Know

### Concerns vs. Service Requests

Often times it can be difficult to distinguish between a concern and a service request.

Equally as difficult is deciding when to put something in writing, call the service line, or visit the Community Service Office (CSO).

When trying to decide, a good rule of thumb is to identify:

Is your concern about a possible rule violation within the community?

Will it require action from management company service personnel?

Will it require additional information or some action on your part?

Or, will it require an in-person visit?

Once you have established your question, you may decide on the appropriate course of action that is required based upon your specific circumstances.

Being prepared before you visit the CSO will ensure that your visit is streamlined and speedy.

Additionally, as a reminder, Commu-

repair or replacement is exclusive to the unit and is the owner's responsibility. The Association's responsibility is to the structure and common elements.

### Service Request Line

If you are unable to visit the Community Service Office, the OTOW phone number to submit a service request is 727-683-6981. Please call this number to submit a service request only for a general building matter in the common areas only. Please do not leave health-related emergency information on the service request line as this will delay the amount of time it takes us to respond to non-emergency service requests.

- For a life-threatening emergency, please dial 911.

- For a power outage, call Duke Energy at 800-228-8485.

- The OTOW emergency after-hours phone number is 727-799-1115. Please call this number after hours in the event of an emergency, such as water intrusion into your unit.





# Moving to OTOW is Hard

- **Physically**

**Boomer parents: One day this will all be yours.  
Grown children: Noooo!**

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# Moving to OTOW is hard

- **Physically**
- **Emotionally**
- **Construction frustration**



**Why does Candler Hills have 2 community centers with pools?**

# 2006 Candler Hills “Hooks”

- Homeowners would own the land on which their home was built.
- Non-centralized mail, trash and recycling.
- There would be amenities exclusively for the use of residents of Candler Hills.

# Candler Community Center was built as a “placeholder.”

- Developer agreed to construct facility at appropriate size for 1600 homes when Candler Hills reached 600 homes.
- Developer paid 100% of the construction costs of The Lodge which opened in March of 2017.
- Candler Hills HOA responsible for operating costs. (50% first year, 100% thereafter.)
- Candler Hills HOA fee increased by \$20/month the first year and another \$20/month thereafter to cover Lodge operating costs.

# Candler Hills Neighborhood Association, inc.

- Board members are all OTOW management
  - Ken Colen, Jo Layman, Bo Stepp
- No resident representation until 95% of “build out.”
- Almost there until Ashford/Balfour added.
- Self-management will require purchasing amenities from OTOW.

# Golf Cart



- **Insurance**

- **Rider on Homeowner's policy. (Not valid outside OTOW gates.)**
- **Separate policy (\$60-\$75/year). (OK outside gates, not valid where golf carts not allowed.)**

- **Registration**

- **All household members present**
- **Proof of 100/300 insurance (policy, not card)**
- **Inspection (lights, horn, signals, brake lights)**
- **Handicapped sticker (no good outside the gates).**



# Golf Cart Rules

- Golf cart vs Low-speed vehicle (LSV)
  - Golf cart (less than 20 mph)
    - Florida requires no license plate, registration with DMV or insurance. (OTOW req. insurance)
  - LSV (20 mph+)
    - Florida license plate, VIN, title and insurance required.
- If you “soup up” your cart to LSV, be aware of the insurance risk!

# Who can drive a golf cart in OTOW?

- At least 15 years of age.
- Eligible for a Florida driver's license.
- Real cars with real dangers. Don't turn your golf cart over to those with no real driving experience.

# Where to drive your golf cart

# “Main drag”

Candler gate to the “4-way stop.”  
Use the “multi-modal path,” not the street.  
(Path is 2-way.)



# Main Drag

4-way stop to the main gate. Use the multi-modal lane.  
(One-way on both sides of the street.)



# SW 81st Loop

“Ring road” around  
Candler East.

Path is for walking only.  
Golf carts use the street.



# SW 87th Circle

“Ring road” around  
Candler West.

Use the multi-modal  
path where possible.





# Obey STOP signs!

Whether in a car, golf cart or bicycle, they're there to keep you —and others—alive!

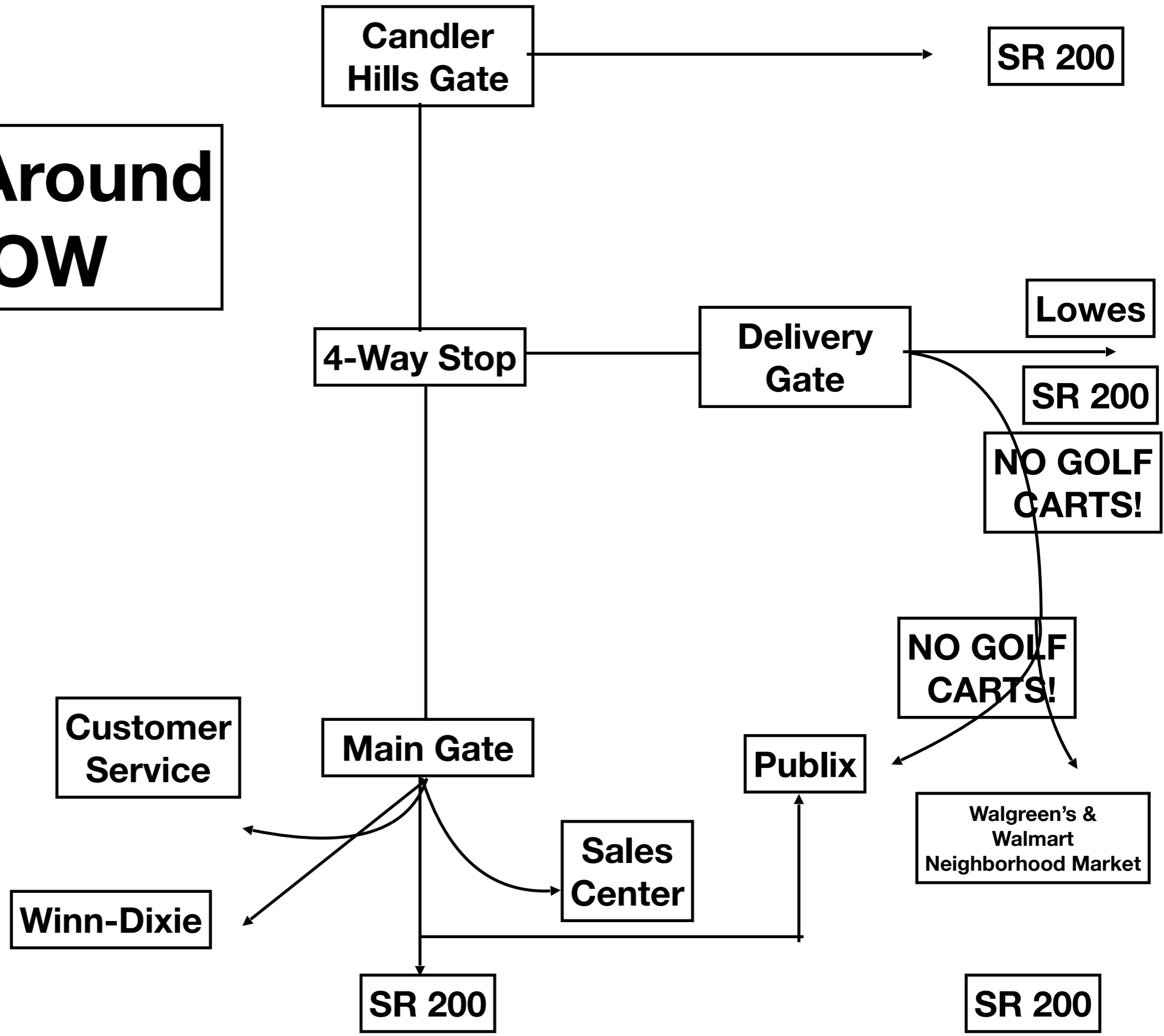


**Expect stupid!**



# Park Politely

# Getting Around in OTOW



# Special Golf Cart Situations

- Publix



# Getting Around in Ocala

**How Ocala's streets are named.**

**Duplicate street names in OTOW.**



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facebook.com

Search Facebook

## Candler Connection

Private group · 1.6K members

+ Invite

Browse Manage 1

Community home Rooms

Discussion Featured Reels Members Media **Files** Questions

Search files Upload file

File name	Type	Last modified	
JanuaryFlyers.pdf	PDF	January 7, 2023 at 11:12 AM by Richard Steinfeldt	...
ocala.pdf	PDF	January 1, 2023 at 1:25 PM by Brian Rich	...
2019 CBKOA Map.pdf	PDF	December 12, 2022 at 6:46 PM by Donna Dowling Brombacher	...
DianneMasterson.pdf	PDF	November 14, 2022 at 3:14 PM by Richard Steinfeldt	...
Scams-Macneel.pdf	PDF	May 20, 2022 at 9:52 AM by Richard Steinfeldt	...
Meaning of American Pie by Don McLean (w-lyrics)_31-07-2021.mp4	Video	January 31, 2022 at 7:07 PM by Lois Hunter	...
Nov 21, 2021.pdf	PDF	November 21, 2021 at 4:54 PM by Robert Melzer	...
Bender.pdf	PDF	November 3, 2021 at 9:32 AM by Richard Steinfeldt	...
Welcome Letter.pdf	PDF	June 30, 2021 at 3:35 PM by Richard Steinfeldt	...
Gainesville.pdf	PDF	June 17, 2021 at 3:47 PM by Richard Steinfeldt	...
Ocala Non-Chain Restaurants.pdf	PDF	June 17, 2021 at 12:46 PM by Richard Steinfeldt	...
CANDLER HILLS DBS - Antenna Policy as of 05182021.pdf	PDF	May 18, 2021 at 7:38 PM by Lynda Stark	...
		March 4, 2021 at 12:14 PM	...

Connect your community with channels  
Create a chat or audio channel to bring members together in smaller spaces.  
+ Create a channel

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352-792-6622, 11:30-11 (Buffet)

## Food Trucks:

- 5.0: Billy's Cheesesteaks, 1544 E Silver Springs Blvd (13mi), 352-566-3311, M-F 11-6, billycheesesteak.com (Mac and cheese, Italian Beef, Cheesesteak) [Check website for daily location]
- 5.0?: The Ice Cream Shed, 9621 SW 62 Ave Rd, 352-299-0332, 11-6, m.facebook.com/ICSocala (Hot Dogs, Ice Cream, Sandwiches)
- 4.9: So Yummy BBQ & Grill, 7500 SW State Rd 200, 908-848-1260, W-F 12-7, Sa 1-4
- 4.8: Los Primos Mexican Grill, 6847 FL-40, 352-812-9944, M-F 9:30-5, Sa 9:30-4
- 4.8?: Ross's United Grills, 1943 W Silver Springs Blvd (11mi) (BBQ)
- 4.7: Yum Yum Kitchen, 13101 County Rd 326 (19mi), 352-425-0108, M-F 8-3
- 4.7?: Ocala Food Trucks Village, 2895 S Pine Ave (11mi), Sn/R 1-6, F-Sa 1-8, 620-755-6506
- 4.6: Big Lee's-Serious About Barbecue, 343 NE 1st Ave (11mi), 352-304-9105, W-Sa 11:30-3:30 [Check website for daily location]
- 4.6: Juanita's Tacos, 16535 SE 99th Ave, Summerfield (24mi), 352-516-5804, Sa-Sn 12-5
- 3.9: El Rincon Chino (Latin American), 3711 E Silver Springs Blvd (10mi), 352-209-9461, R-F 3-8, Sa 1-8, Sn 1-7
- 2.0?: Poppy's Food Truck, 747 Via San Polo, Lady Lake (30mi), 352-430-6559, 352-391-4420 (Mexican)
- Ocala Downtown Market Food Truck Park, 310 SE 3rd St, 352-629-8051, T-R 9-7, F-Sa 9-8, ocaladowntownmarket.com
  - Jimmy's Philly Cheesesteaks
  - 4.7: Tom's Taste of Chicago
  - Kona Ice
  - Rancho Luna (Cuban)
  - The Smoked Biscuit Company food truck (BBQ), 352-470-2390, T-F 9-3, Sa 8-2
- Circle Square Commons, 8405 SW 80th St, 1st F: 6P, www.CircleSquareCommons.com
- Billy's Cooking, across from 1515 E Silver Springs Blvd (13mi), M-F (Cheesesteak)
- Sweet Baby Cheeses, 813-838-5728
- Philly Vibe (Cheesesteak), 3711 E Silver Springs Blvd (10mi), Sa 1-6
- Pepere Joe's Chowder Wagon, next to Rising Harvest Fresh Produce, 8260 SW State Rd 200, 352-445-7735, R/F/Sa 3:30-7:30, Sn 12-6, www.facebook.com/pepererejoes, (Clam chowder)
- Mexi-Rican Cuisine (usually located at Ocala Kava Bar Muddy Lotus Tea, 520 NE 1st Ave), 619-250-5138, www.facebook.com/Mexi-Rican-Cuisine-353276332372454 (Mexican, Puerto Rican)
- Cuban Mambo, 14545 S Hwy 475, Summerfield (15mi), 305-351-6037
- Manny's Pork Stop Grill (Spanish/American), 352-454-0700, www.facebook.com/wendy331
- Lady Pat Glory Food Truck, 3126 SW 132nd Ln, 478-390-7270,
- Fat Tiki, 10400 SE 159th St, Summerfield, 410-205-4905, www.facebook.com/TheFatTiki (Crab Cakes) [Briguy Approved]
- Gyro King, 8260 SW State Rd 200, M-F 11-4 (Taco Latino, 6400 S Pine Ave, 904-566-7770)

## French:

- 4.8: Taverna Berrocal, 2515 NE 3rd St (14mi), 407-968-2081, T-Sa 5-9, Sn 9-2 (Peruvian, French, Italian, Nouvelle Cuisine) (Grilled Octopus!, Foie Gras, Lobster Macaroni) [Briguy Approved]
- 4.7: La Cuisine Restaurant, 48 SW 1st Ave (11mi), 352-433-2570, T-Sn 5-9, Sn 11-2 RESERVATIONS on weekends (Bistro) [Briguy Eaten]
- 4.4: Mimi's Cafe, 4414 SW College Rd, 352-291-8668, 8A-9 (French Bistro,

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Salad, Baked Brie, Chicken, Croque Monsieur) [Briguy Approved]

## German:

- 4.8: Emmy's Time Out Tavern, 2069 Old New York Ave, DeLand (68mi), 386-734-0756, R-Sa 5P-8:30, Sn 3P-7:30
- 4.8: Mr Dunderbak's Biergarten and Brewery, 14929 Bruce B Downs Blvd, Tampa (85mi), 813-977-4104, Sn/T-R 11:30-10, M 4-10, F-Sa 11:30-10:30, dunderbaks.com
- 4.7: Mr Dunderbak's, 1700 W Intl Spwy Blvd, Daytona Beach (87mi), M-R 10-8, F-Sa 10-9, Sn 12-6, 386-258-1600, mrdunderbaks.com
- 4.7: Hollerbach's Willow Tree Cafe German Restaurant, 201 E 1st St, Sanford (101mi), 407-321-2204,
- 4.4: Yalaha Bakery, 8210 County Rd 48, Yalaha (44mi), 352-324-3366, 8-7 (German, Deli, Sandwiches) [Briguy Approved]
- 4.0: The Bavarian Haus, 433 Alexander St, Mt Dora (55mi), 352-735-8387, T-F 11-3,5-9, Sa 11-10, Sn 11-4

## Greek:

- \* 4.6: Lakis Restaurant, 3405 SW College Rd, 352-237-3090, Sn-R 11-8, F-Sa 11-9 (Greek) (Saganaki) [Briguy Eaten]
- 4.6: Gyro Grill, 6160 SW State Rd 200, 352-509-4961, M-F 11-7:30, Sa 11-7 (Mediterranean) (Gyro) [Briguy Approved]
- 4.6: Ted's Restaurant, 18651 US-301, Citra (29mi), 352-595-3354, M-R 7A-2:45, F 7A-8:45, Sa 7A-1:45
- \* 4.6: Gyros King Grill, 12169 S Williams St, Dunnellon (16mi), 352-547-6774, T-R 11-9, F-Sa 11-10 (Lobsters, Octopus)
- 4.4: Anf Gyros & Grill, 2400 SW 19th Ave Rd (10mi), 352-237-7376, 10-Mid (Sandwiches, Fried Oysters, Fried Shrimp)
- 4.4: Manhattan Subs & Gyros, 1420 NW 10th St (10mi), 352-732-7332, M-R 10-10, F-Sa 10-11, Sn 11-9
- 4.3: Amerikanos Grille, 998 Del Mar Dr, Lady Lake (28mi), 352-633-8027, 11-9
- 4.2: Takis Restaurant, 1205 N 14th St, Leesburg (37mi), 352-787-2344, Sn-R 11-9, F-Sa 11-10
- 4.1: Takis Greek-Italian, 13761 US-441, Lady Lake (26mi), 352-430-3630, T-W 11-8, R-Sa 11-9, Sn 12-8
- Gyro King (Food Truck), 8260 SW State Rd 200, M-F 11-4

## Ice Cream:

- (See also Bakery/Dessert)
- 5.0: Ice Cream King, 4901 E Silver Springs Blvd (16mi), 352-421-5044, 10-10 (no soft serve) [Briguy Eaten]
- 5.0?: The Ice Cream Shed, 9621 SW 62 Ave Rd, 352-299-0332, 11-6, m.facebook.com/ICSocala (Hot Dogs, Ice Cream, Sandwiches)
- 4.9: Crave Ice Cream, 10333 US-441, Belleview (16mi), 352-484-2388, M 11-9, T-R 11-10, F-Sn 12-10
- 4.9: La Dolce Vita Gelato & Pastry, 6146 SW State Rd 200, 352-857-8080, M-R 11-8, F-Sa 11-9
- 4.8: Scoops Ice Cream Parlor, 8602 SW State Rd 200, 352-861-7372, M-R 12-8, F-Sa 12-9, Sn 1-8
- 4.7: Jeremiah's Italian Ice, 2707 E Silver Springs Blvd (14mi), 352-304-6577, 1P-10
- 4.7: Lucy's Ice Cream, 10155 SW Hwy 484, Dunnellon, 352-679-0983, 12-9
- 4.6: Mr B's Big Scoop, 8399 SW 80th St, 352-237-4777, Sn/T-W 11:30-8:30, R 9-8:30, F/Sa 11:30-9
- 4.6: Ms Steve's Ice Cream, 5803 County Rd 484, Belleview (17mi), 352-245-7705, 11-10 [Briguy Approved]
- 4.6: The Spoon Lagoon, 5302 SW Abshier Blve, Belleview, 352-470-0655, Sn-R 12-8, F-Sa 12-9
- 4.6: Sunset Delights, 14651 US-441, Summerfield (22mi), 352-347-7700,

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## Ocala Non-Chain Restaurants

1. Golden Spoon Winners
  - a. Sky Fine Dining (<http://www.skyfinedining.com>) - temporarily closed
  - b. La Cuisine (<https://lacuisineocala.com>)- open for business
  - c. Craft Cuisine (closed permanently?)
2. Stumpknockers on the River (<https://www.yelp.com/biz/stumpknockers-on-the-river-dunnellon>)
3. Red's (<https://www.yelp.com/biz/reds-restaurant-hernando?osq=reds>)
4. Brooklyn's Backyard (<http://www.brooklynbackyard.com/site/>)
5. Mesa de Notte (<https://www.mesaocala.com/Home>)
6. Braised Onion (<https://www.braisedonion.com/about>)
7. Harry's (<https://hookedonharrys.com/menu-ocala/>)
8. Ivy on the Square (<https://www.ivyhousefl.com>)
9. Blue Wagyu (<https://bluwagyu.com>)
10. Mark's Prime Steakhouse (<https://marksprimesteakhouse.com>)
11. Ipanema Brazilian Steakhouse (<https://www.ipanemaocala.com>)
12. Mojo's Grill (<https://www.ilovemojos.com/menus/>)
13. Horse & Hounds (<https://www.horseandhoundsrestaurant.com>)
14. Amrit Palace (<http://amritpalace.com>)
15. Latinos y Mas (<https://www.latinosymas.com>)
16. Red Crab Juicy Seafood (<https://redcrabseafood.com/ocala-fl/>)
17. Yummy House (<https://yummyhouseflorida.com/ocala-menu/>)
18. Big Lee's Serious About BBQ (<https://www.mybigleesbbq.com>)
19. Sayulita Taqueria (<https://www.yelp.com/biz/sayulita-taqueria-ocala>)
20. Royal Orchid Thai Cuisine (<https://www.royalorchidocala.com>)
21. El Mezcal Mexican Restaurant (<https://www.elmezcalmexicanrest.com>)
22. Lakis Greek Restaurant (<https://www.yelp.com/biz/lakis-greek-restaurant-ocala>)
23. The Crazy Cucumber (<https://www.thecrazycucumber.com>)
24. Tom's Taste of Chicago (<https://www.yelp.com/biz/toms-taste-of-chicago-ocala>)



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## Things to Check Out in Gainesville & Micanopy

1. Butterfly Rainforest (<https://www.floridamuseum.ufl.edu/exhibits/butterfly-rainforest/>)
2. Florida Museum of Natural History (<https://www.floridamuseum.ufl.edu>)
3. Kanapaha Botanical Gardens ([kanapaha.org](http://kanapaha.org))
4. Carson Springs Wildlife (<http://www.carsonspringswildlife.org/wpsite/>)
5. Paynes Prairie Preserve State Park (<https://www.floridastateparks.org/parks-and-trails/paynes-prairie-preserve-state-park>)
6. Sweetwater Wetlands Park (<https://www.sweetwaterwetlands.org>)
7. University of Florida (<https://www.ufl.edu>)
8. Devil's Millhopper Geological State Park (<https://www.floridastateparks.org/parks-and-trails/devils-millhopper-geological-state-park>)
9. Depot Park (<http://www.depotpark.org>)
10. Ben Hill Griffin Stadium (<http://www.gainesvillestadium.com>)
11. Samuel P. Harn Museum of Art (<https://harn.ufl.edu>)
12. Swamp Head Brewery (<https://swamphead.com>)
13. Gainesville Raceway (<https://carproper.com/autoplusraceway/>)
14. Cade Museum for Creativity & Invention (<https://www.cademuseum.org>)
15. Gainesville-Hawthorne State Trail (<https://www.floridastateparks.org/parks-and-trails/gainesville-hawthorne-state-trail>)
16. O'Connell Center (<https://www.oconnellcenter.ufl.edu>)
17. Historic Haile Homestead (<https://www.hailehomestead.org>)
18. Blackadder Brewing Company (<https://www.blackadderbrewing.com>)
19. Bluefield Estate Winery (<http://www.bluefieldestatewinery.com>)
20. The Oaks Mall (<https://www.theoaksmall.com/en.html>)
21. Alachua County Visitor's Bureau (<https://www.visitgainesville.com>)
22. Kika Silva Pla Planetarium (<https://www.sfcollege.edu/planetarium/>)
23. Artisans' Guild Gallery (<https://www.artisansguildgallery.com/#/>)
24. Canopy Climbers (<http://canopyclimbers.com>)

# OTOW Information

- **Traffic enforcement**
- **Communication**
  - **OTOW News (last Thursday)**
- **Websites**
  - **Main: [loveotow.com](http://loveotow.com)**
  - **Resident: [otowinfo.com](http://otowinfo.com)**

# More OTOW Information

- **Guests**
  - **Before 6 PM (your name & address)**
  - **After 6 PM (you call gate). (No need to call for pizza/food deliveries.)**
- **Streets & GPS**
  - **OTOW does not control street names.**
  - **Apps likely more up-to-date than car GPS.**
  - **Use second address line for neighborhood (e.g. OTOW-Larkhill)**

# OTOW Management

- Ken Colen-President
- Mary Ann Lynum-Director of Resident Experience  
(oversight of all recreational amenities, golf operations, grounds & property maintenance)
- Shannon Prince-Recreation Director
- Nilva Torres-Lodge Coordinator

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Monday & Thursday (garbage), Tuesday (recycling),  
Wednesday (yard waste)

[HOME](#)

[SERVICE SCHEDULE](#)



[CUSTOMER PORTAL](#)

## SERVICE SCHEDULE



Holiday Non-Pickup Days:

Memorial Day  
4th of July  
Labor Day  
Thanksgiving Day  
Christmas Day  
New Year's Day

If your pickup day falls on a holiday, we will resume pick up the next scheduled *service* day not the *next* day.

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[CUSTOMER PORTAL](#)

# Master the Possibilities



## Get Involved

Share your talents and resources to make MTP's program stronger! Teach a class, volunteer your time, give us your thoughts, or share other resources you have. Click to find out more.

[CLICK FOR MORE INFORMATION](#)



# Using the Lodge (or Candler Community Center)

- No charge for Candler residents.
- Seven (7) areas of the Lodge can be reserved.
- Catering kitchen
- \$50/\$100 deposit for cleaning (refundable).
- Dishes, silverware available (dishwashing fee).

# Gates and Your Safety

- We do not live in a fortress! (No OTOW security force.)
- Community Patrol
- When winds reach tropical storm force (39 mph+), gates opened and gate attendants sent home.
- Gate passes for multi-day visitors.
- “Stuff” vs scams.



# Your Home

- **Garage**
  - **Strength of ceiling**
  - **Not all your breakers are in the breaker box!**
- **Winter**
  - **Backflow preventer**
  - **Hose bibs**
- **OTOW videos (search YouTube for “on top of the world 55 communities ocala fl”)**



# Your Home (continued)

- **Garbage/recycling**
  - **Miss pickup? Going out of town? Use OTOW Central facilities at mail centers “quietly.”**
  - **What’s recyclable? What’s not?**
- **Your home’s air**
  - **MERV rating (higher the better, within reason)**
  - **Replace air-handler filter every 30-60 days.**
  - **Replace outdoor air filter every 12 months.**



# What's behind the Drywall?

## Metal studs



# What's behind the drywall? (Wood strips on exterior walls)



# What's behind the drywall?

Slide 53

## Foil radiation barrier



# Internet/streaming

**What/Who is  
“Bridgenet,” Candler  
Hills’ internet provider?**

**“Once upon a time”  
Bridgenet was our TV  
provider.**



**You can probably save  
\$600/year if you know  
this about your HOA fee.**

**Learn about streaming TV in the  
“Files” section of the Candler  
Connection Facebook group.**

# What speed do you need?

- Basic internet: browse the web, email, social media. (3 Mbps)
- Stream HDTV: 5-8 Mbps
- Stream ultraHD (4k) TV: 15-25 Mbps
- If you buy more bandwidth than you need, you are simply wasting your money!



# Water Restrictions

**Irrigation is allowed only before 10 a.m. or after 4 p.m.**

All communities within On Top of the World Communities, Inc. will follow the watering restrictions as mandated by Marion County. Watering once per week is effective during Non-Daylight Saving Time.

**Community Watering Schedule Non-Daylight Saving Time:**

- Addresses ending in 0 will water on Sunday at 1:00 a.m.
- Addresses ending in 1 will water on Saturday at 10:00 p.m.
- Addresses ending in 2 will water on Sunday at 10:00 p.m.
- Addresses ending in 3 will water on Saturday at 1:00 a.m.
- Addresses ending in 4 will water on Sunday at 1:00 a.m.
- Addresses ending in 5 will water on Saturday at 10:00 p.m.
- Addresses ending in 6 will water on Sunday at 10:00 p.m.
- Addresses ending in 7 will water on Saturday at 4:00 a.m.
- Addresses ending in 8 will water on Sunday at 4:00 a.m.
- Addresses ending in 9 will water on Saturday at 1:00 a.m.

All communities within On Top of the World Communities, Inc. will follow the watering restrictions as mandated by Marion County. Watering twice per week is effective during Daylight Saving Time.

**Community Watering Schedule Daylight Saving Time:**

- Addresses ending in 0 will water on Thursday and Sunday at 1:00 a.m.
- Addresses ending in 1 will water on Wednesday and Saturday at 10:00 p.m.
- Addresses ending in 2 will water on Thursday and Sunday at 10:00 p.m.
- Addresses ending in 3 will water on Wednesday and Saturday at 1:00 a.m.
- Addresses ending in 4 will water on Thursday and Sunday at 1:00 a.m.
- Addresses ending in 5 will water on Wednesday and Saturday at 10:00 p.m.
- Addresses ending in 6 will water on Thursday and Sunday at 10:00 p.m.
- Addresses ending in 7 will water on Wednesday and Saturday at 4:00 a.m.
- Addresses ending in 8 will water on Thursday and Sunday at 4:00 a.m.
- Addresses ending in 9 will water on Wednesday and Saturday at 1:00 a.m.

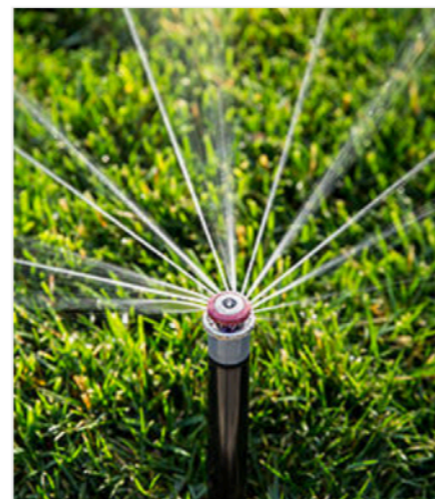
## MP ROTATOR

Hunter's MP Rotator is a revolutionary alternative to traditional sprinkler heads and pop up sprinkler heads that spray the landscape. MP Rotator nozzles feature unique, multi-trajectory rotating streams that deliver water at a steady rate. This slower application rate allows water to gently soak in at rates that soils can absorb. Use the MP Rotator to replace the sprinkler head on any conventional spray head body or pop up sprinkler for water savings of up to 30%.



**MP ROTATOR**

Radius: **8' to 35'**



**MP ROTATOR® MP800**

Radius: **6' to 16'**

# Slide 62

MP Rotator Support

Installation

Zoning

**RUN TIMES**

Adjustment

Accessories

FAQs +

Troubleshooting +

Irrigation goal:  
1/2-3/4-inch of water  
each time you irrigate.

MP Rotators put out 0.4  
inches per hour, so 90-  
minute runtime per non-  
drip zone is needed.

## MP ROTATOR - RUN TIMES

[READ ARTICLE](#)

The **MP Rotator** has a lower precipitation rate than typical spray heads, so your run times need to be lengthened. Your run times with the **MP Rotator** may be two to three times longer than a standard spray zone. This is because the **MP Rotator** puts water down at a slower rate resulting in a significant reduction in runoff, thus saving large amounts of water.

Looking at performance data charts you can see MP Rotator vs. a Spray Nozzle at 40psi.

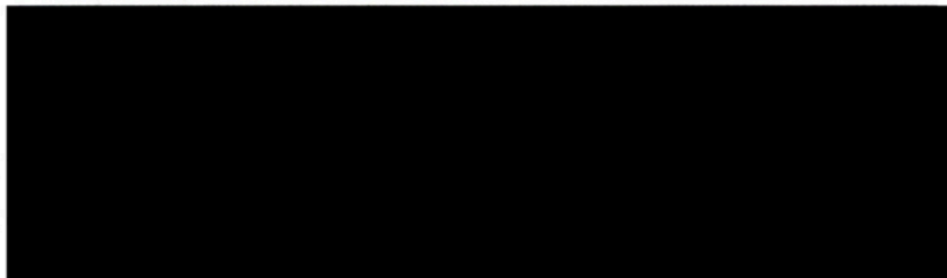
MP ROTATOR PERFORMANCE DATA														
Arc	Pressure PSI	MP1000 Radius: 8' to 15' Adjustable Arc and Full-Circle				MP2000 Radius: 13' to 21' Adjustable Arc and Full-Circle				MP3000 Radius: 22' to 30' Adjustable Arc and Full-Circle				
		Radius ft.	Flow GPM	Flow GPH	Precip in/hr	Radius ft.	Flow GPM	Flow GPH	Precip in/hr	Radius ft.	Flow GPM	Flow GPH	Precip in/hr	
90°	25	--	--	--	--	17	0.31	18.6	0.41	0.48	25	0.69	41.	
	30	12	0.16	9.60	0.42	0.50	18	0.33	19.8	0.39	0.45	27	0.74	44.
	35	13	0.18	10.8	0.40	0.46	19	0.37	22.2	0.39	0.46	28	0.80	48.
	40	14	0.19	11.4	0.39	0.45	20	0.40	24.0	0.39	0.44	30	0.86	51.
	45	14	0.2	12.0	0.39	0.45	21	0.42	25.2	0.37	0.42	30	0.91	54.
	50	14	0.21	12.6	0.38	0.43	21	0.44	26.4	0.35	0.40	30	0.96	57.
55	15	0.22	13.2	0.37	0.43	21	0.47	28.2	0.37	0.43	30	1.01	60.	

**.39 inches per hour compared to 1.91 inches per hour**

PRO ADJUSTABLE NOZZLES PERFORMANCE DATA													
Arc	Pressure PSI	12A 12' radius Adjustable from 0° to 360° Trajectory: 28°				15A 15' radius Adjustable from 0° to 360° Trajectory: 28°				17A 17' radius Adjustable from 0° to 360° Trajectory: 28°			
		Radius ft.	Flow GPM	Flow GPH	Precip in/hr	Radius ft.	Flow GPM	Flow GPH	Precip in/hr	Radius ft.	Flow GPM	Flow GPH	Precip in/hr
45°	20	11	0.25	1.59	1.84	14	0.39	1.51	1.75	16	0.49	1.46	1.68
	25	12	0.28	1.60	1.85	15	0.43	1.57	1.82	17	0.57	1.60	1.85
	30	12	0.32	1.68	1.95	15	0.47	1.59	1.84	17	0.58	1.53	1.77
	35	13	0.37	1.80	2.08	16	0.52	1.55	1.79	18	0.63	1.49	1.72
90°	20	11	0.50	1.59	1.84	14	0.77	1.51	1.75	16	0.97	1.46	1.68
	25	12	0.55	1.60	1.85	15	0.86	1.57	1.82	17	1.13	1.60	1.85
	30	12	0.63	1.68	1.95	15	0.93	1.59	1.84	17	1.15	1.53	1.77
	35	13	0.73	1.80	2.08	16	1.03	1.55	1.79	18	1.25	1.49	1.72
120°	20	11	0.67	1.59	1.84	14	1.03	1.51	1.75	16	1.29	1.46	1.68
	25	12	0.73	1.60	1.85	15	1.15	1.57	1.82	17	1.51	1.51	1.74

**AFTER HOURS PHONE LINE: (352) 414-5454**  
 See reverse side for important billing information

### Account Information



### Usage Information

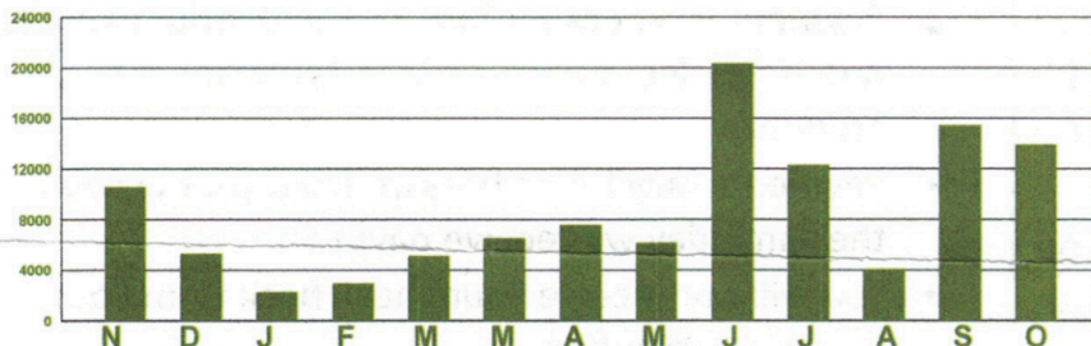
**Bill Date:** 10/22/2019      **Due Date:** 11/18/2019  
**Readings: Prior:**58,150.00      **Current:**72,020.00  
**Total Usage:** 13,870 Gallons      **Days of Service:** 28

### Leak Notification

At time of reading, the meter indicated:

### Messages

•Rates will increase effective 10/01/19. Adopted Rate Schedules are available at customer service or at [www.blccdd.com](http://www.blccdd.com).



Bills are due and payable by the due date shown on the bill. Bills not paid by the due date are subject to a late payment fee of the greater of \$30.00 or 1.5%.

### Summary of Charges: 09/16/2019 to 10/14/2019

3171

#### Water Charges

Water Base Facility Charge	\$	13.65
Water Account Charge	\$	2.71
First 7,500 Gallons @ 0.00146	7,500 \$	10.95
Over 7,500 to 15,000 Gallons @ 0.00252	6,370 \$	16.05

**Total Water Charges \$ 43.36**

#### Wastewater Charges

Wastewater Base Facility Charge	\$	24.88
Wastewater Account Charge	\$	1.41
5,000 Gallons @ 0.00582	\$	29.10

**Total Wastewater Charges \$ 55.39**

#### Other Charges

<b>Total Current Charge</b>	\$	98.75
<b>Previous Balance</b>	\$	103.13
<b>Payment and Dep Applied</b>	\$	-103.13
<b>Late Payment</b>	\$	0.00
<b>Adjustments</b>	\$	0.00
<b>Misc Fees</b>	\$	0.00

**Total Amount Owing \$ 98.75**

# Living in Florida

- **DMV**

- **Jasmine Plaza (can register to vote too).**
- **REAL ID compliant**
  - **Valid passport or certified birth certificate**
  - **Marriage license (to prove name change)**
  - **Proof of Social Security number**
  - **Proof of residence**
- **Turn in old title, show proof of insurance, fee \$400-\$500, get Florida title & plate.**
- **SunPass ([sunpass.com](https://www.sunpass.com))**





# More Living in Florida

- **Real Estate Taxes**
  - **New homes usually assessed at 80%.**
  - **Homestead exemption**
    - **You are legally a Florida resident living in your Florida home as your permanent residence on Jan. 1**
    - **Apply at county appraiser's office (or online) Jan. 2-March 1.**
    - **\$50,000 reduction in assessed value (\$25,000 for school).**
    - **Only need to apply once.**
  - **One tax bill in November with "discounts" if paid before March.**



# Florida: Other Taxes

- **NO personal income tax!**
  - **Pension and/or Social Security NOT taxed.**
- **Sales taxes pay for many things, so thank a tourist!**
- **Intangibles tax on investments repealed.**
- **No “personal property” tax(value of car, furnishings, etc.).**

# Florida Hazards

- **Sinkholes**

- **Sandpile on top of limestone caverns**
- **Acid rain weakens section of cavern roof**
- **Roof collapse => sinkhole**
- **Masonry/stucco houses & scam artists**



# Sinkholes (cont.)

- **Conventional sinkhole insurance**
  - **Hard to get if any activity nearby (within a mile)**
  - **10% deductible**
- **Catastrophic Ground Cover Collapse**
  - **Included in ALL Florida homeowner policies**
  - **Same deductible as all other hazards**
  - **Trigger: foundation or bearing wall damage.**
- **What OTOW does to avoid sinkholes.**



# Hurricanes

Hurricane Michael (October, 2018)

# Hurricanes



- **Hurricane season: June 1 - November 30**
  - **Peaks August - September**
- **“Hurricanes don’t come to Ocala.” (5.2% chance of hurricane-force winds, increases to 5.8% by 2050.)**
  - **Tropical storm 39-74 mph, hurricane 75 mph & up**
  - **Wind force increases exponentially with speed!**
  - **Irma (2017) predicted 90 mph sustained winds for at least 2 hours.**
  - **Actually had gusts reaching 60 mph.**



- **Your home is strong! Marion County building code requires withstanding 130-140 mph gusts!**  
OTOW homes are built to withstand category 3 hurricanes.



# Hurricane Hazards

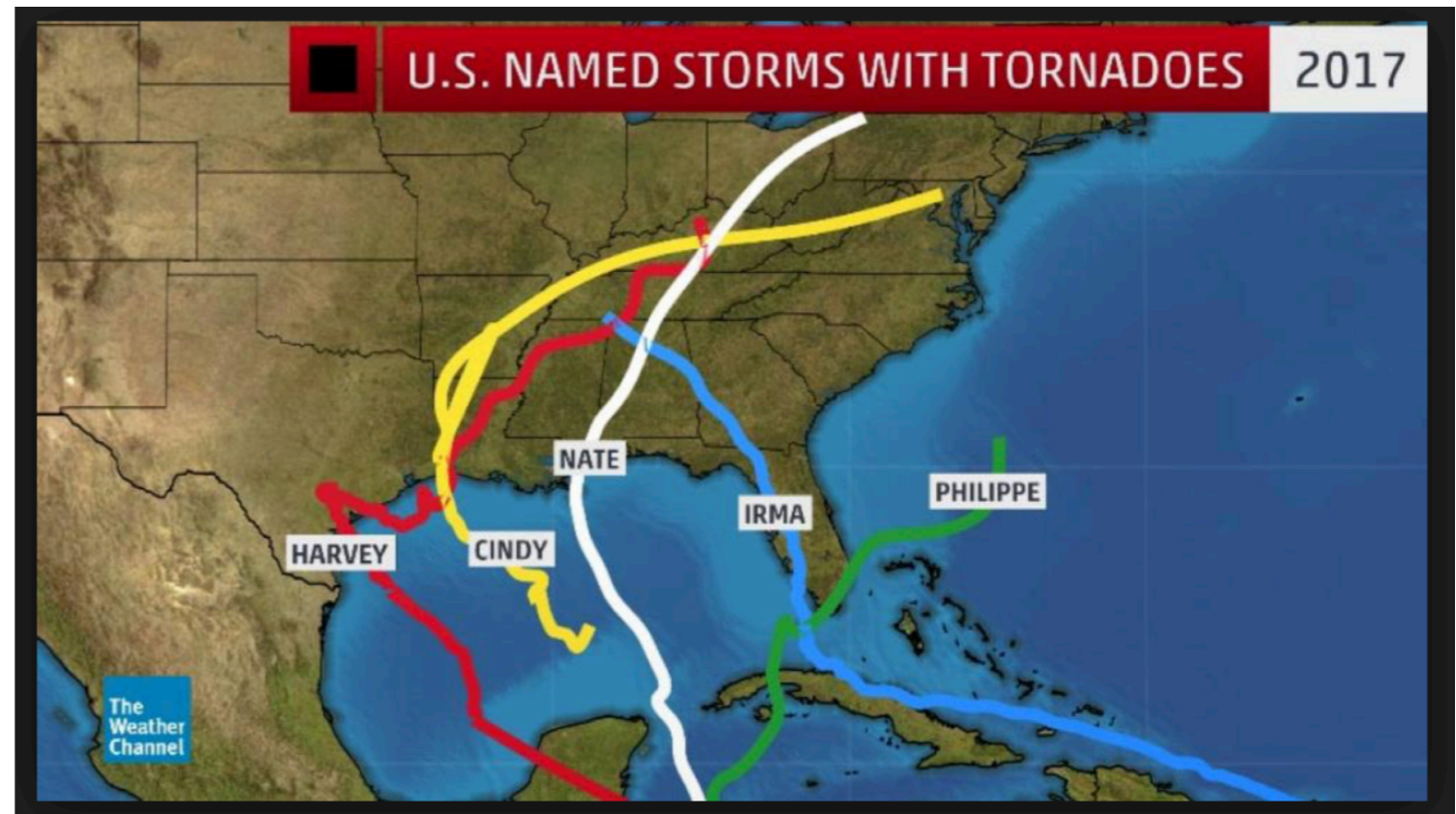
- **Storm surge**
  - **Unlikely in Ocala, we're 125-feet above sea level.**
- **Heavy rain**
  - **No nearby rivers to flood.**
  - **Candler Hills is built on sand so it drains easily.**
  - **Excessive rain could cause sinkholes, but we had 15 inches over 2-3 days several years ago with no problems.**

# Storms in OTOW

- **Candler utilities are underground, but are fed by above-ground lines.**
- **Your water should flow and toilets flush.**
- **Duke Energy is responsible for power restoration, not OTOW!**
- **Your home is strong, but not if something flies through a window!  
Protect everyone by bringing loose stuff indoors or tying it down!**
- **OTOW will provide charging stations for phones and WiFi (customer service parking lot).**
- **If you have special needs, register so that special needs shelters are aware that you may be coming. ([alertmarion.com](http://alertmarion.com))**

# How often do we lose power?

- 2012 - No power loss.
- 2013 - No power loss.
- 2014 - No power loss.
- 2015 - No power loss.
- 2016 - 3 hour power loss (hurricane Matthew, cat. 5)
- 2017 - 36 hour power loss (Irma, cat. 5) Stonebridge - 72 hours
- 2018 - No power loss.
- 2019 - 2022 No power loss.



# Whole-House Generator



- **Usually 20 Kw and up.**
- **Require OTOW mod. + Marion County permit.**
- **\$6k-\$10k, plus \$2k to install**
  - **Concrete pad, gas line, electrical work.**

# Portable Generator

- **1800-7500 watts.**
- **Approximately \$500.**
- **Gasoline or “Dual Fuel.”**
  - **Run 10-12 hours on 20-lb propane cylinder.**
  - **Propane safer to store & will not degrade w/time.**



# Power-loss Problems

- **Refrigerator/freezer. Food loss begins after about 24 hours.**
  - **1800-watt generator run 1 hour in morning and evening sufficient to keep food cold.**
- **Loss of A/C.**
  - **Run a fan unless your generator is whole-house.**

# Loss of power problems

- **Lighting**
  - **Newer OTOW houses have low-power bulbs (e.g. LED)**
  - **Reading lamp draws only 10-15 watts**
- **Medical Equipment**
  - **e.g. CPAP (10-watts)**
  - **Will you run a 4Kw (noisy) generator all night (& disturb neighbors) to power a 10-watt CPAP?**



# Problem-Solver!

Model # XP2260

Schumacher Electric 1,200-Amp Car Battery Jump Starter

- 1200 peak amps for jump starting vehicles in emergencies
- 2A USB port: 2x faster charging on all USB devices, including smartphones, tablets, etc
- 150 PSI air compressor with pressure gauge, nozzles and storage area
- Great unit for inflating sports balls, bicycle tires and car tires
- 400-watt peak inverter that converts 120 VAC power
- 2 AC outlets to charge small appliances and electronic devices
- Digital display that monitors charge level of internal battery and voltage of vehicle's battery
- High-flow air inflator/deflator for blow-up mattresses, pool rafts, beach balls, etc
- Unit meets the highest energy efficiency standards



- **\$145 from Lowes.**
- **Top-off charge when running generator for refrigerator.**



# Basic Hurricane Prep.

- **Weather radio (battery backup)! (Tornados form in “feeder bands” far away from the eye of the storm and in places the storm is not headed.) [weatherradios.com](http://weatherradios.com) - SAME codes (Marion 012083)**
- **OTOW water will probably flow, but a case of bottled water wouldn't hurt.**
- **Just in case, fill tub with water for flushing.**
- **Fuel for your generator and a full tank in car.**
- **Cash. ATM's and credit card systems may be down for several days.**
- **Canned or shelf-stable food for several days.**

# Use your gas range?



- **Most can be used without electrical power, but the burner igniters won't fire. Will need matches or lighter.**
- **Oven controls DO NOT work without power. DO NOT attempt to use the oven!**



# AdventHealth-Ocala

1500 SW 1st Avenue



# Also, Timberridge ER

Across SR 200 from Walmart SuperCenter



# Ocala Health System

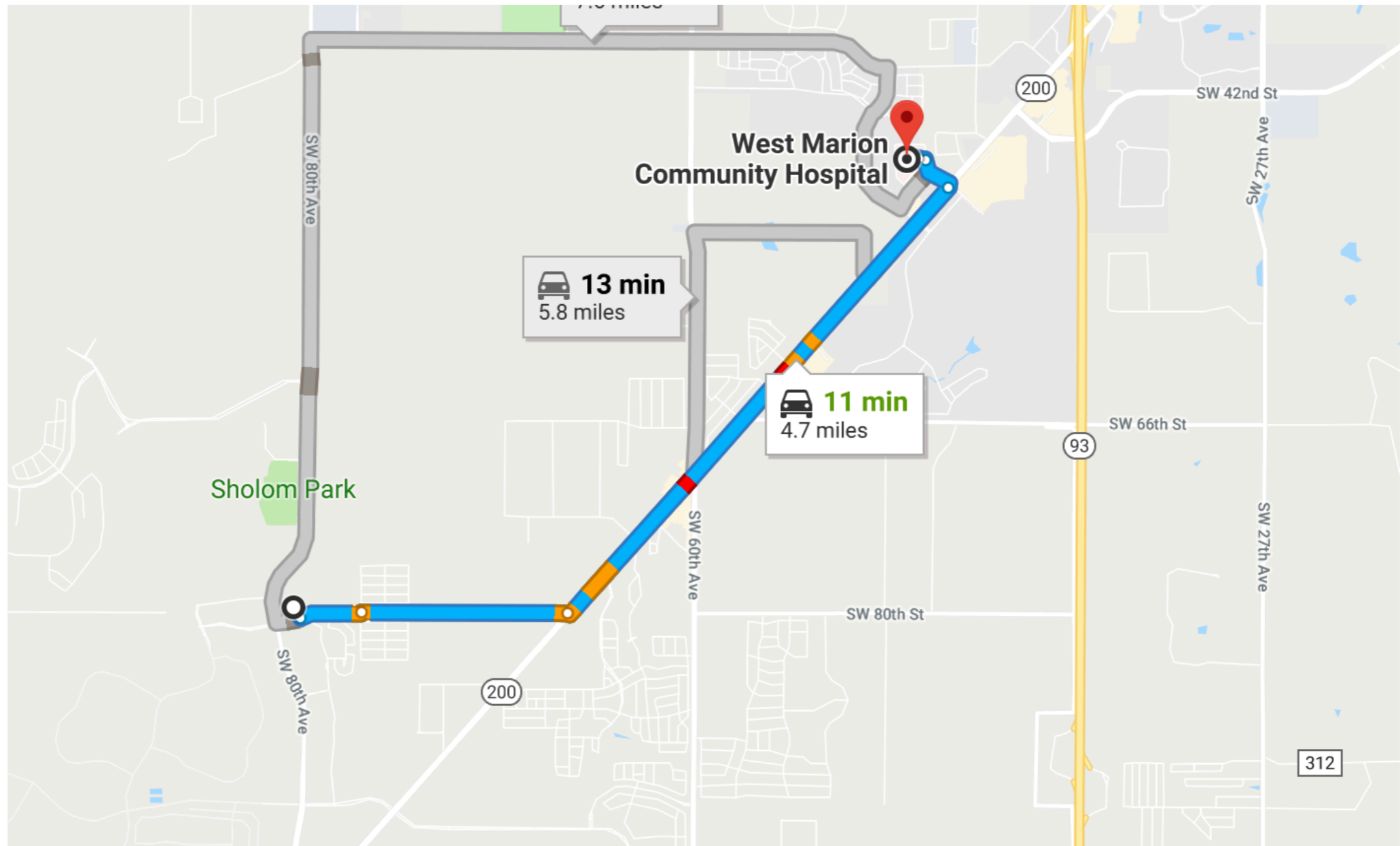
HCA

1431 SW 1st Avenue



# West Marion Community

Also part of HCA Ocala Health Systems



# Across from Race Trac

Vicinity of Bonefish Grill



# Shands (Gainesville)

UF Teaching Hospital





# Shands Cancer/Orthopedic

Across street from Shands in Gainesville



**Florida's the "Sunshine State"**

And that sunshine's a killer, get a dermatologist!

# Critters

- **Snakes (rattler and pygmy rattler (aggressive), coral (docile), no cottonmouths or gators due to lack of water features). Blackracers and others harmless, but may strike if startled.**
- **Rabbits, mice and rats.**

# Coyotes in Florida

**Coyotes live in urban, suburban and rural areas throughout Florida. Follow these tips to avoid conflicts.**

FEEDING COYOTES is **ILLEGAL.** THEY WILL LOSE THEIR FEAR of HUMANS.



**SECURE GARBAGE CANS. CLEAN UP PET FOOD and FALLEN FRUIT.**



**SECURE LIVESTOCK in PREDATOR-RESISTANT Enclosures.**



KEEP PETS IN **ENCLOSED AREAS.** WALK DOGS ON A **SHORT LEASH.**



**Coyotes are an important part of the landscape in Florida. They help maintain healthy ecosystems by managing populations of rodents, insects and other small animals. By preventing conflicts, we can better coexist with coyotes and other wildlife.**

Average Florida **COYOTE WEIGHS 28 lbs.**



Coyote Tracks



Front Track: 2 1/2" long



Hind track: 2" long

Tracks will show considerable variation depending upon the condition of the ground (dirt, mud, dust, sand, etc.) and movement of the coyote.

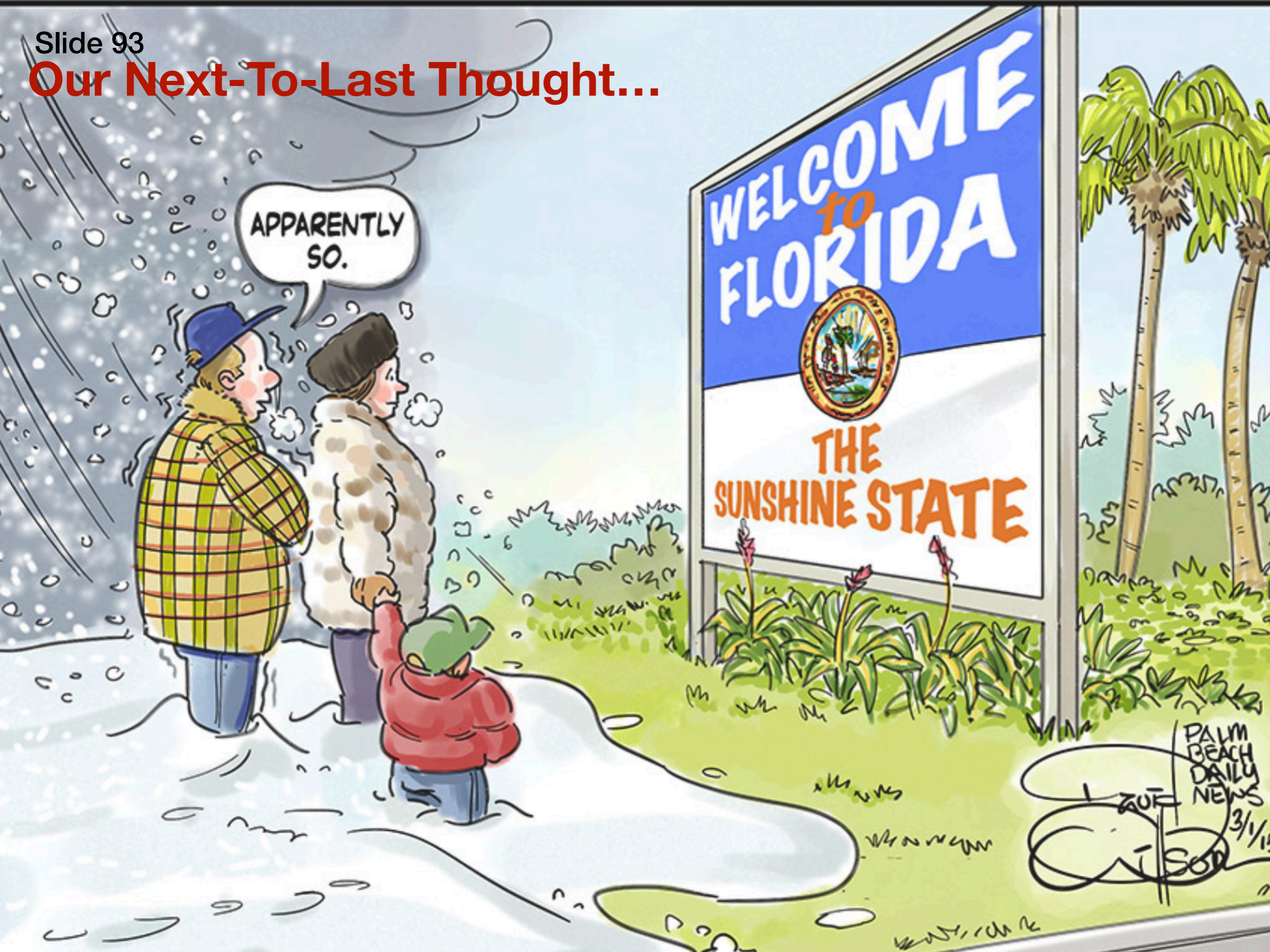


URBAN COYOTE



MyFWC.com

# Our Next-To-Last Thought...



**One last thing:  
Beware of the “OTOW Wave!”**