

# *Lake Toxaway Community Nature Park*

*Presented by the Community Development Community (CDC)*

*Questions and Answers*

**1. Why did the LTCA purchase the 10 acre parcel off Hwy 64 three years ago?**

The LTCA Board and the residents voted to buy the building now housing the LTCA office and the 10 acre parcel behind it to develop for recreational use.

**2. Why is a nature park being proposed for this site and who will benefit?**

The CDC believes a nature park will be a huge asset to the Lake Toxaway community. It will attract young families to the area and offer enjoyment for existing property owners.

**3. a) What will be in the park? b) Who will pay for it and how?**

a) The park will include walking and hiking trails; seating areas; an active playground; a picnic pavilion with restroom facilities; explore the woods play area; open activity lawn; and offer an educational component.

b) The LTCA owns the land and the LTCA has additionally supported the Park concept with \$15,000 annually for its maintenance. The remainder of monies to develop and operate the Park will come from private donations.

#### **4. Who will own and be responsible for the Park?**

**The LTCA will be responsible for the Nature Park and will have adequate liability insurance coverage, just as it does for Meadow Ridge and the Lake Toxaway River Trail. The Community Development Committee will be responsible for overseeing the maintenance and day-to-day operations of the Park, working closely with the LTCA Board.**

#### **5. Will the Park increase property owners' dues to the LTCA to cover construction and/or maintenance?**

**There will be NO increase in LTCA's dues related to the Park and its expenses.**

#### **6. I have no children or grandchildren. How will I benefit from the Lake Toxaway Community Nature Park?**

**The Park is an asset to the entire Lake Toxaway Estates community and could attract young families and others to our area as new homeowners. Our lake and the Park give us an advantage over other high-end developments along Hwy. 64 from Brevard to Highlands. All property owners reap the benefit of potential higher real estate values and increased sales.**

#### **7. What are some of the Park Rules?**

**The rules will be visibly posted to ensure safety for all. The Park will be 'stroller friendly'; dogs are welcome when leashed; no campfires; and appropriate park behavior is expected.**

**8. When will the Nature Park be completed?**

Ideally, it will be ready to enjoy for the 2018 Summer Season. However, it will be built in phases if necessary. The completion of the entire project will depend on receiving funding from donations.

**9. a) Are there naming opportunities should I want to support the project in a recognizable way? b) Are my donations tax deductible?**

a) YES, there are naming opportunities ranging from \$500-\$100,000. The complete information on the naming opportunities and how to make a donation to the Lake Toxaway Community Nature Park will be released soon.

b) Unfortunately, after many hours of hard work and research by the Community Development Committee it has been determined that the donations cannot be tax deductible. In order to be so, the Park would have to be open to the public and have a 501(c)(3) designation. Should it be decided down the road that the public park is not working well for Lake Toxaway Estates, the LTCA, its members, and the donors would have to give all the improvements to the land (pavilion) and the playground equipment to another 501(c)(3). In order for the Lake Toxaway Estates residents to have total control over The Lake Toxaway Community Nature Park, and its expenditures, funds must be raised privately.