

NATUREWALK HOA & CDD ROLES

The NatureWalk Community Development District (CDD), not the NatureWalk Homeowners Association (HOA), operates and manages many things the HOA is contacted about.

The NatureWalk CDD has an elected board and is a special-purpose governmental entity with its Board of Supervisors and the power to levy non-ad valorem assessments. They are responsible for maintaining the infrastructure within the District and repayment of the bonds utilized for the construction and/or acquisition of the public infrastructure. The NatureWalk HOA works closely with the CDD through the Common Area & Grounds (CAG) Committee on joint projects such as the Radar Speed Limit sign. An excellent resource for understanding the different areas in NatureWalk is the Walton County Assessors Map [link].

Below is a brief, not all-inclusive, summary of each organization's Operating & Maintenance (O&M) / Ownership responsibilities. If you have any questions, the contact information for both the HOA and CDD Board members is included at the end of each newsletter.

ISSUE (last update: 10/10/22)	O&M RESPONSIBILITY	OWNERSHIP
Bridges, roads, certain sidewalks, roadway drainage	CDD	CDD
Storm Water System and Ponds	CDD	CDD
Water & Sewer Systems	Walton County Regional Utilities	
Entry Feature and Signage	HOA	HOA
Street Lighting	CDD	CDD
Non-Owner Lot Landscaping and irrigation (Area between roads and sidewalks)	CDD	CDD
Off-Street Parking Pads (Maint. and Enforcement)	CDD	CDD
The Gathering Place	HOA	HOA
Basketball/Pickleball Courts, Tot Lots, Pet Stations	HOA	HOA
Fitness Stations	CDD	CDD
Owner Lot Pine Straw Landscaping and Irrigation	HOA/Owner	HOA/Owner

NATUREWALK AT SEAGROVE CONTACTS

COMMUNITY MANAGEMENT COMPANY – RIZZETTA & COMPANY

Rizzetta & Company, located in their Panama City office, is the Community Association Manager (CAM) for both the HOA & CDD. Contact details include:

Rizzetta & Company
<https://portal.rizzetta.com>

NatureWalkCAM@rizzetta.com
850-334-9055, ext. 0153

HOMEOWNERS ASSOCIATION (HOA) – BOARD; 2024-2025

The NatureWalk HOA Board is empowered to establish rules and regulations, enter into contracts, create a budget, and manage the affairs of the neighborhood pursuant to the Covenants.

Kerri Gerage	President, naturewalkhoa.kerri@gmail.com
Heather Mansholt	Vice President, naturewalkhoa.heather@gmail.com
Ty Pruitt	Treasurer, naturewalkhoa.ty@aol.com
Todd Hoff	Secretary, naturewalkhoa.todd@gmail.com
Barb Tato	Director, naturewalkhoa.barb@gmail.com

COMMUNITY DEVELOPMENT DISTRICT (CDD) – BOARD; 2024-2026

The NatureWalk CDD was established in 2005 to build and maintain roads, bridges, storm sewers, trails, stormwater management system ponds, and shared green spaces. The CDD Board of Supervisors meets monthly. If you are interested in learning more about our CDD, please visit their website: <https://naturewalkcdd.vglobaltech.com/>

Jonette Coram, Chair	JCoram@naturewalkcdd.org
Mike Grubbs, Vice Chairman	MGrubbs@naturewalkcdd.org
Mike Duffey, Assistant Secretary	MDuffey@naturewalkcdd.org
Danell Head, Assistant Secretary	DHead@naturewalkcdd.org
Skylar Lee, Assistant Secretary	SLee@naturewalkcdd.org