



September 17, 2026

Dear Residents,

The Lake 11 buffer project continues to move forward. Approximately 60% of the supporting irrigation mainline has been completed. However, due to the recent heavy rainfall, the littoral shelf has filled with water, preventing the vendor from completing irrigation and plant installation within the shelf area. The elevated water levels have also placed the residential-side buffer plantings on hold until conditions improve. Based on current conditions, this portion of the project may need to resume in early 2027.

In the meantime, District staff is moving forward with the portions of the project that can be completed. The common-area buffer plantings are scheduled for installation Thursday and Friday of this week. Staff is also coordinating with the landscape vendor to adjust existing irrigation heads to provide proper coverage for the new landscaping along the upper portions of the common areas. Additionally, native grasses will be installed along portions of the lake bank to help stabilize the shoreline and reduce the potential for further erosion. This work follows the removal of the previous plant material, rocks, and other unwanted debris from the lake bank area.

District staff will continue monitoring the installation of the common-area buffer plantings and coordinating irrigation adjustments. Staff will also continue monitoring water levels within the littoral shelf so that the remaining irrigation, littoral plantings, and residential-side buffer plantings can resume as soon as site conditions allow.

Additional updates will be provided as the project progresses.



Prep for New Landscape Bed



New Buffer Plant Material



New Buffer Plant Material



New Buffer Plant Material

Many thanks for your patience while we complete this important project for the Community.

Best regards,

Flow Way Community Development District

James P. Ward, District Manager