

LEXINGTON PARK COMPASS

Volume 1 Issue 2

February 2024

Latest News, Views and Announcements



NOTICE: BCM Services Inc.

In the January 2024 letter sent to Homeowners, BCM Services Inc. stated, “the official launch of our new property management software partnership with *Cinc Systems*. This transition will take place over the first quarter of 2024. This software will bring a multitude of benefits. *Some of the highlights for Owners:* Increased Financial visibility by providing direct access to your account to view assessments in real time, Improved Two-Way communications with management and your board of directors, Heighten efficiency to allow Owners to: Submit Architectural change requests through the site and see the status, See outstanding notices, See ledgers, Respond to Violations and Have a community website that can Show calendar events and Store governing Documents.

However, with all new software, often hiccups follow. Thus BCM Services Inc is rolling out the new software in phases. The *first phase* is to get out accounting and basic compliance areas up and running smoothly. We kindly ask for your patience as we work through any issues. For 2024 assessments (HOA Dues), we will remain with *CLICKPAY*.

This will enable Owners to continue with something they are already familiar with in re-mitting assessments. *Mid 2024 BCM Services Inc will roll out a new lockbox/payment method. We have enclosed a Blank e-mail Authorization Form. We kindly ask that Owners complete the form and send it back to us* so that we can be certain that we import the most current and accurate information into our new system. If you have questions, contact your Association Manager Eve Briscoe.”

LINK: Select BCM Services Inc, ([hyperlink...\(https://bcmservices.net\)](https://bcmservices.net)) and select Forms from the top menu and select the Blank e-mail authorization form PDF to print or save to your device, then send to BCM Services Inc.

EVENTS: *Food trucks: February 9th & 23rd from 5 to 8 pm. No events are scheduled for February.*

View: [January 2024 Newsletter](#) at Pecan Park HOA URL/ [HOA News](#) to view the Pecan Park HOA board, the Event committee, and the Architectural Review Board.

HOA Board Meeting: *February 22 at the Highlands Regional Library located at 1826 Dunn Avenue Jax, FL at 06:00 pm.*

Residents can **monitor** the *Official Amenity Center HOA Bulletin board & the Front Entrance board* **for changing** dates for the HOA board, Event & ARB committee meetings.

CALENDAR DATES:

- * **African-American** History month was initially created in 1926 to coincide with the birthday of Abraham Lincoln on February 12th and that of Frederik Douglas on February 14th.
- * **Presidents Day:** 19 February. George Washington was born on February 22, 1732.
- * **Valentines Day / Ash Wednesday** is on 14 February

A BIT OF HISTORY: Duval County was created in 1822 from St. Johns County, named for William P. Duval, Governor of the Florida Territory from 1822 to 1834.

CHECK OUT the Dancing with the Stars DWTS' Live Tour at the Thrasher-Horne Center for the Arts in Orange Park Florida on 22 February 2024. ([hyperlink](https://thcenter.org/)) <https://thcenter.org/>.

Duval County 904 Area code: Starting February 26th, customers in the 904 area code who request new phone service or an additional line, may be assigned a phone number with the **new 324 Area code** in early 2024.

Forward Newsletter suggestions to mark.toney@pecanparkhoa.net.

This Newsletter is approved by our HOA board prior to being posted/mailed.

HYPERLINKS...are below

<HTTPS://WWW.PECANPARKHOA.NET>

UF IFAS Lawn Maintenance : <https://sfyl.ifas.ufl.edu/lawn-and-garden/lawn-maintenance/>

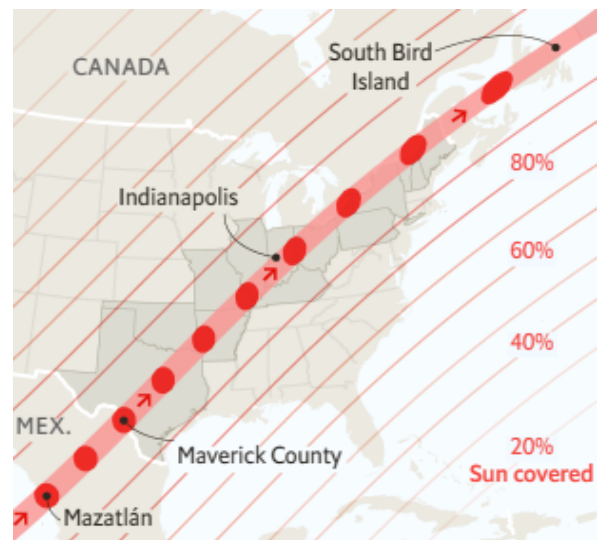
Please Pickup Program for Vets/Charities: <https://pickupplease.org/>

COJ Jax Alerts : <https://www.jaxready.com/Alerts.aspx>

COJ Government: <https://www.jacksonville.gov>

Note: *In mid January, Pecan Park Road is being repaved East of the I-95 exit up to the Main Street railroad crossing, so be prepared for traffic delays.*

(NASA Hyperlink) There is a Total Eclipse on 08 April 2024



REPLACING YOUR AGING MAILBOX: I verified this info with our HOA board. Our community uses a *Residential Post Mount Mailbox*, which can be purchased either at *Creative Mailbox Designs*, specifically the *Manor Collection Residential Mailbox model* at [Hyperlink](http://www.CreativeMailboxDesigns.com) www.CreativeMailboxDesigns.com or...

You can also purchase it at *Lowes*, specifically the...[Hyperlink](#) ***ELITE Black Galvanized Standard Steel Post Mount Architectural mailbox, Item #5117573 Model #E1100BAM***. The pictures displayed are the Lowes mailbox. The hardware used to mount the mailbox is a *Hillman 35107 Hex Washer Head Sheet Metal screw (#10 x 3/4" long)*.



Completely Optional: A Small Locking Box Insert, 5.75" wide, which can be viewed at Mailboxshoppe.com, be sure to verify the ID (inside dimension) of your mailbox.

For Commuters: The St. Johns River Ferry will be out of service for much of February. The Ferry carries cars and pedestrians between the Mayport Village & Fort George Island, **won't run from February 5-26, 2024.** The maintenance will improve its safety and extend its lifecycle and infrastructure at the ferry stops. (Source: First Coast News & JTA) [Hyperlink](https://ferry.jtafla.com): St. Johns River Ferry: <https://ferry.jtafla.com>

