

# LEXINGTON PARK COMPASS

Volume 1 Issue 6

June 2024

Latest News, Views and Announcements

[HTTPS://WWW.PECANPARKHOA.NET/](https://www.pecanparkhoa.net/) Look under HOA News



**A Community Roundtable** meeting open to all residents was held on Thursday, May 23, 2024 at 06:30 at the Amenity Center. This was not an official HOA board meeting but a community meeting for Homeowners & Residents to ask questions or express a concern in real time with our HOA Board. Roughly 50 residents attended and participated in this 75 minute roundtable.

**A primary concern** for homeowners and the HOA Board is the ability for our HOA board to keep homeowners informed almost in real time of urgent concerns, future meetings or seasonal suggestions. Mailing a letter to 405 homes is costly and can take a week or more to be delivered. We need homeowners assistance!

A key element missing for our community to function smoothly is the Property management company **does not have every "homeowners" email address/contact information**. The *HOA Board cannot keep you informed without your contact information*. To **receive Community / HOA Correspondence**, please complete the Email Authorization Form via BCM Services Inc webpage, using their online link at [HTTPS://BCMSERVICES.NET](https://bcmservices.net) **under FORMS**. See the example on page 5.

**MAY's BLOOD DRIVE** was successful. Thanks to everyone who volunteered.



**EVENT COMMITTEE MEETING:** June 27, 2024 at 06:30 pm at Amenity Center.

**EVENT JUNE FOOD TRUCKS:** June 14th, “Dragon & Edible Blessings” and June 28th, “Aunt Greg’s Southern Big Boss and Sweet Ice Treats & Peanuts”. New alternative...Sunday, June 9th, “Opposite Dessert” & June 23rd “Frozen Sweet Truck”.

**LEXINGTON PARK COMMUNITY YARD SALE:** Saturday June 8, 2024, (08:00 am—01:00 pm). See Nextdoor post on May 22, 2024.

**ARB COMMITTEE MEETING:** June 20, 2024 at 06:30 pm at Amenity Center.

**HOA BOARD MEETING:** TBD to have either another Community Roundtable or a HOA board meeting.

**HOA MEETINGS:** Pecan Park residents are invited and encouraged to attend HOA Board and Event/ARB Committee meetings. You can Monitor the Official Amenity Center HOA Bulletin Board and the Front Entrance Bulletin Board for dates.

### **JUNE CALENDAR DATES:**

JUNE 02: National Cancer Survivor’s Day

JUNE 09: National Children’s Day

JUNE 14: Flag Day

JUNE 15: World Elder Abuse Awareness Day

JUNE 16: Father’s Day

JUNE 19: Juneteenth Holiday

JUNE 20: Summer Solstice

**NOTICE:** Our HOA board is asking for homeowner volunteers to serve on the Compliance Committee to maintain neighborhood property standards and home values. These members cannot serve on the HOA board but ensure Homeowners are not unfairly scrutinized with unfair reviews or fines.

**ENTERTAINMENT:** Visit JAX EVENTS at <HTTPS://www.jaxevents.com>: view the Ritz Museum after Dark, Indoor Football Jax Sharks, Jax Symphony, Luke Bryan, Anthony Hamilton, Jumbo Shrimp, O. Dillard Soul Violinist, Bold Matsuri & more.

View the ***January 2024 Newsletter*** at [Pecan Park HOA URL/ HOA News](#) to view who is serving on the Pecan Park HOA board, the Event committee, & the Architectural Review Board.

## ***IN THE NEWS***

- ◆ Recently Governor Desantis signed a Bill (Florida HB 989) that gives the Florida CFO/State Fire Marshal the authority to create new rules to safely store batteries known to overheat and catch fire, specifically Lithium Ion batteries.
- ◆ NFPA Journal Article: May is National Electrical Safety Month...Lithium-ion Batteries in Home Settings....[HTTPS LINK.](#)
- ◆ Northside I295 Interchange delayed one more year. [HTTPS LINK.](#)
- ◆ Georgia Nuclear Plant Vogtle is providing power to JEA. [HTTPS LINK.](#)
- ◆ What is being built at Lem Turner Road? [HTTPS LINK.](#)
- ◆ New Northside Fire Station could lower insurance costs as reported by JAX TDY. [HTTPS://JAXTODAY.ORG/2024/05/09/better-fire-protection-and-cheaper-insurance-comes-to-northside/.](https://jaxtoday.org/2024/05/09/better-fire-protection-and-cheaper-insurance-comes-to-northside/)

## ***Are You Ready***

- ◆ JEA recommends you verify your contact information, (phone, email, address) and Trim your trees and Gather supplies before Hurricane Season starts, go to [HTTPS://WWW.JEA.COM.](https://www.jea.com)
- ◆ Explore JAXREADY Preparedness Response Guide & build an Emergency Supply Kit Today; [HTTPS://WWW.JAXREADY.COM/](https://www.jaxready.com/)
- ◆ Review the Mar/Apr/May 2024 HOA newsletters/storm preparations.
- ◆ Florida Disaster.org (Division of Fla Emergency Management) [LINK](https://www.floridadisaster.org) [HTTPS://www.floridadisaster.org](https://www.floridadisaster.org); View the Drop down menu “Plan & Prepare” for information to prepare for a Storm/Hurricane and what to do after it hits, such as what to do with Storm Debris. View this now before a storm hits Jax as we may/will lose power.
- ◆ \*\*\*Currently Amazon offers a 200 page publication from FEMA called.....  
***The Official FEMA Disaster Preparedness Guide***,  
ISBN –13: 978-1-9763-7139-4, covers ***Basic Preparedness, Disaster Recovery & more.*** It's GOOD.

*Newsletter prepared by Mark Toney & approved by our Pecan Park HOA board.*

# HOA: A to Z

- ◆ Our Pecan Park **HOA governing documents** are comprised of (1) *Declarations* of Covenants, Conditions, Restrictions & Easements for Lexington Park, (2) Amended & Restated *Articles* of Incorporation of Pecan Park HOA, (3) *Bylaws* of Pecan Park HOA and can be found Under the *HOA Rules drop down menu* at <https://www.pecanparkhoa.net> Website. **Conflict** between **Governing Documents: *Articles prevail over Bylaws*** and ***Declarations prevail over Bylaws***, reference page 63 under Bylaws Article XIII (Amendment), Section (Conflict).
- ◆ **A key element missing for our community to function smoothly** is the Property management company does not have every “homeowners” email address/contact information. The *HOA Board cannot keep you informed without your contact information*. To **receive Community / HOA Correspondence**, please complete the Email Authorization Form via BCM Services Inc webpage, using their online link at <HTTPS://BCMSERVICES.NET> under FORMS. See the example on page 5.
- ◆ **FYI:** The HOA Board Annual election of our (5) HOA Directors is **staggered over a (3) year period**. A HOA Director can be newly Elected or appointed by the HOA board, Re-elected, can Resign, or be Removed from the HOA Board by a Quorum of homeowners.

**Why is a HOA QUORUM Important?** Ref: Governing docs Pecan Park HOA webpage under *HOA Rules drop down menu* at <https://www.pecanparkhoa.net>, (select HOA BYLAWS on the lower right), Article III Meeting of Members, Section (5) Quorum, page 56. A **Quorum is required** at the HOA Board Annual Election in October/November to be Valid, meaning to Re-elect a HOA Director for election or to elect a new candidate, we need 30% of 405 homes (homeowners) in Lexington Park, or 122 homeowners to vote for a Quorum to be valid. If a Quorum is not met, the existing HOA board Directors remain in place without change for another year. Since the inception of our Pecan Park HOA board in 2016, we have never met the standard to establish a Quorum to be Valid. **A Quorum is Your Choice...Your Right, your participation is important. Please provide BCM Services Inc your contact Info / Email address as mentioned above.**

## **EMAIL AUTHORIZATION**

A member may elect to receive all notices from the Association by email by providing a specific email address.

**This completed form may be sent by (1) regular mail, (2) e-mail, or (3) fax:**

- (1) BCM SERVICES INC  
920 THIRD STREET, SUITE B  
NEPTUNE BEACH, FL 32266
- (2) **E-mail:** [info@bcmervices.net](mailto:info@bcmervices.net)
- (3) **Fax:** 904-242-0670

I/We, \_\_\_\_\_, owners(s) of  
\_\_\_\_\_ (address),

on this date \_\_\_\_\_ (date), hereby waive notice via prepaid United States Mail for any future notice of any meeting or other correspondence from \_\_\_\_\_ (community name). For the purpose of giving future notice of meetings and or other correspondence from the Association, such notice or other correspondence shall be deemed given when transmitted electronically to the email address contained in this email or any other substituted email address designated by the aforementioned Unit Owner(s). I/We will be responsible to notify the Association via email of any change in my/our email address in the future.

Email Address: \_\_\_\_\_  
**(Please print clearly)**

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_  
**(Please print clearly)**