

LEXINGTON PARK COMPASS

Volume 1 Issue 7

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Latest News, Views and Announcements

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



Reminder of Amenity Center Rules

In the past 2 months, the HOA board has received reports of strangers using the Amenity Center/Pool. Another recent report listed up to 30 visitors of a single resident using the pool without making a pool reservation or requesting the HOA board's permission. ***See Rules 20, 21, 23 & 38, the Max number of guests is "8" including the resident.*** Please review the ***POOL & AMENITY CENTER RULES posted in the Official HOA Bulletin Boards*** located to the ***LEFT*** of the ***Pool Gate***. These rules apply to and benefit everyone.

- 1. No Lifeguards are provided. Swim at Own Risk.***
- 2. Pool rules must always be observed, or you will be asked to leave.***
- 3. Failure to follow the rules can lead to suspension of use of the Amenity Center, Park, and Pool and / or fines.***
- 4. A shower must be taken prior to using the pool.***
- 5. Pets are strictly prohibited.***
- 6. NO Alcoholic Beverages.***
- 7. NO Smoking of any kind, including Vaping.***
- 8. NO RUNNING.***
- 9. NO DIVING.***
- 10. NO Dunking, Pushing, or Rough Play at ANY time.***
- 11. Pool furniture MUST remain "4" feet from the pool's edge.***
- 12. NO Glass of ANY kind.***

13. **NO Food and / or Drinks allowed in the water or around the edge of the pool.**
14. **Children 12 or under** MUST be accompanied by an adult 18 years of age or older. **Children 13-17** may be unaccompanied, *but a completed permission slip must be on file*. Permission slips can be obtained through the HOA Board or BCM Property Management.
15. **Bicycles, Scooters, Hover Boards, Mopeds, Skateboards, Skates or Riding vehicles** are NOT allowed. To clarify, the **ONLY** things allowed with wheels are **Wheelchairs, Walkers, and Strollers**.
16. **Only** Water Wings, Snorkels, Flippers, Soft Rubber balls less than 12 inches in diameter, and other similar items may be taken into the pool. This means NO Footballs, Basketballs, or Volleyballs.
17. **NO Diapered children allowed in the pool.** Must wear swim diapers and snug swimwear.
18. Any persons with cuts, infections, or communicable diseases **shall NOT** use the pool.
19. **Pool Furniture** is ALWAYS to remain in the pool area.
20. **All guests MUST be accompanied by a Resident.**
21. **The MAXIMUM number of guests per household is “8”. This number includes the combination of both residents and guests of a household. For numbers greater than “8”, a Party Reservation must be made.**
22. If **THUNDER is heard or LIGHTNING is observed everyone MUST leave the pool area.** We follow the National Lightning Institute Guidelines. The pool remains **closed** until THUNDER has not been heard for **30 minutes**.
23. **Residents are responsible for their Guests.**
24. **Everyone** is Responsible for **CLEANING** up after themselves.
25. Proper swimming **attire** is required, NO CUT-OFFS or THONGS.
26. Keep the **POOL Gate closed** upon entering/leaving the pool area.
27. **Do NOT hold open or open the Gate for people not in your party.**
28. **Do NOT prop** the pool gate open or the alarm will sound.
29. You may **NOT throw** each other into the pool.
30. **NO Gymnastics** of ANY kind.
31. **Businesses may NOT** use the pool, park, or amenity center. This includes all HOA-owned property without HOA approval.
32. **Food is NOT allowed** in the pool area (kid snacks excluded). Please clean up after yourself.
33. **NO Loitering** in the Amenity Center.

34. **No loud music.** Music can be played but on a very personal level and only in your chair. It should NEVER disturb others and may not contain foul language. If others can hear it in the pool, then it is TOO loud.
 35. **NO Fighting.**
 36. **NO Foul language.**
 37. **NO Overnight, or non-authorized parking.** Nonauthorized/ Abandoned vehicles **may be TOWED** at the owner's expense.
 38. **ALL Private parties MUST be authorized by the HOA.**
 39. **Neither the HOA nor any of its vendors** are responsible for any personal property losses.
 40. **Vandals** WILL be prosecuted.
 41. **ALL parties**, public or private, **MUST adhere** to ALL rules.
 42. **Residents** MUST HAVE their **FOB** to use the Pool and Restrooms.
 43. **Residents** HOSTING PARTIES must check in with Staff and complete a walk-through of the facility to ensure cleanliness and understanding of rules. After the party is complete, a party clean-up checklist must be completed by the resident & Staff to ensure a refund of the cleanup deposit.
 44. **Metal pans** MUST be used for charcoal/fuel when using the facility grills.
 45. **Parties that bring grills** will be directed to where they can be set up. They may **NOT be used under-covered** areas of the facility.
 46. **Party trash** is to be **removed off site** by the **party host** or its guests.
 47. **Everyone using the facility, pool, or park must treat each other with kindness and respect.**
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- ♦ **ATTENTION: REAL ID required by MAY 07, 2025.** **What is REAL ID?** Congress set standards in 2005 after the 9/11 attack to set minimum ID security standards, such as state driver's licenses and ID cards, but are also required to access certain Federal facilities and board federally regulated commercial aircraft. [SEE LINK.](#)
- ♦ **Florida's NEW REAL ID Driver License / ID Card:** *Florida started issuing the new license in 2017 and it's purpose is to provide Floridians a secure over the counter credential today. It provides the following license Designations; Fraud protection features, Designated Header Colors, and unique Designations for Deaf/Hard of hearing, Disabled, Organ donor, Insulin dependent, several FWC designations as well as "VETERAN". See this LINK. Access your DUVAL county DMV at this LINK.*

EVENT COMMITTEE MEETING: (July 23) 06:30 pm at Amenity Center.

EVENT FOOD TRUCKS: (July 12) Planet Pizza / Carnival Funnel Cakes (July 21) Desert Sunday truck (July 26) Turkey Leg Palace/Sweetest Sisters Desert.

EVENT SUMMER SPLASH: (July 27th) 10:00 am to 01:00 pm at the pool.

ARB COMMITTEE MEETING: (July 18) at 06:30 pm at Amenity Center.

HOA BOARD MEETING: (July 25) at 06:30 pm at the Amenity Center.

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 HOA dates.

JULY CALENDAR DATES:

- JULY 2 NATIONAL WILDLAND FIREFIGHTER DAY
- JULY 3 INTERNATIONAL PLASTIC BAG FREE DAY
- JULY 4TH** **INDEPENDENCE DAY**
- JULY 16 USA MOON LANDING ANNIVERSARY (1969)
- JULY 23 NATIONAL GORGEOUS GRANDMA DAY
- JULY 28 PARENTS' DAY



Yard of the Month: Congratulations to 15760 Spotted Saddle.



♦ **HURRICANE/STORM/TORNADO**

PREPARATIONS: Review the March/April/May/June 2024 Newsletters at [LINK](#). Look under HOA News.

NOTICE: Our HOA board is asking for volunteers to serve as Block Captains for your street. Contact Christina Bennett (HOA President) for more details.

IN THE NEWS & FYI

- ♦ **STORMS, LIGHTNING & POOL SAFETY**: All types of swimming in water are unsafe even if the thunderstorm is taking place a few miles away. It can hit in areas unaffected by the rest of the storm. Please visit this LINK: <HTTPS://www.weather.gov/safety/lightning>.
- ♦ **Keep the Water Flowing**: please review the St. Johns River Water Management District Water restrictions. [See LINK](#).

NOTICE: Fla. Gov. Desantis recently signed **Fla Bill # CS/CS/HB 1203/2024 (Homeowners' Associations)** and becomes law on July 1st, 2024. Provides **educational requirements for HOA Directors, CAMS and Provides criminal penalties if a HOA officer/director, or manager accepts a kickback.** *Your attendance to HOA meetings is Crucial.* [See LINK](#).

NOTICE: Hurricane Protections for HOA's (Fla CS/HB 293/2024) signed by Gov. Desantis. Effective May 28, 2024. Requires an HOA to adopt hurricane protection specs to conform to applicable building codes; prohibits HOA from denying application or denying application for installation, enhancement or replacement of certain hurricane protection and more. [See LINK](#).

NOTICE: Building Construction Regs & System Warranties (FLS CS/HB 481/2024) signed by Gov. Desantis. Effective July 1, 2024. Provides specified effective date for provisions relating to HVAC manufacturer's warranty transfers; prohibits HVAC manufacturers warranties from being conditioned upon product registration; provides effective date for certain HVAC systems & components warranties under specified circumstance; provides required info for warranty & product registration cards & forms; prohibits HVAC systems & components warranties from being conditioned upon product registration. [See LINK](#).

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](#).

Newsletter Editor (Mark Toney) / Approved by the Pecan Park HOA board.