

LEXINGTON PARK COMPASS

Volume 1 Issue 8

August 2024

Latest News, Views and Announcements

[HTTPS://WWW.PECANPARKHOA.NET/](https://www.pecanparkhoa.net/)

Look under HOA News



HOA: A to Z

- **ATTENTION: 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**.
- **NOTICE: The HOA 2025 pre-budget meeting will be held August 22 at the Amenity Center at 06:30 and every homeowner should attend.** The HOA budget meeting maybe the most important HOA meeting to attend next to the Annual meeting in October / November. If you’re concerned how your HOA dues are spent or want to understand the HOA balance sheet or view the current HOA financial policy and its guidelines for spending, then Please attend this meeting.
- **You only have a voice in monitoring, interacting & voting for the HOA board if you attend meetings.** **Gossip, Rumors and Apathy do not help.**

HOA BOARD MEETING: This is a **pre-budget meeting** on **August 22** at Amenity Center, at 06:30 pm. The **final HOA budget** meeting will be held on **September 26**, at the Highlands Regional Library at 1826 Dunns Ave at 06:00 in a reserved meeting room.

ARB COMMITTEE MEETING: **August 15** at (06:30pm) 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 changing dates accordingly. Remember you can also view the Pecan Park HOA webpage (the link is on page one).

AUGUST CALENDAR DATES

AUG 4th American Family Day; US Coast Guard Birthday (1790) [LINK](#)

AUG 10th National Garage Sale Day

AUG 21th World Senior Citizens Day [LINK Wikipedia](#)

EVENT COMMITTEE MEETING: **August 27** at 06:30 pm Amenity Center.

EVENT AUGUST FOOD TRUCKS: Friday **August 9th:** Heart of a Queen and Two Mermaids Ice Cream. On **August 23rd:** Ma & Pops & Sweet Aloha Treats. **Aug 4th:** we have Frozen Sweet Truck and Aug 18th Doodlebops Ice cream Emporium.

The EVENT committee is gearing up for a **Line Dancing Event** and requests if our community has any **Instructors** who wish to participate? Contact Deneen Brown.

SUMMER SPLASH (July 27) was a success; thanks to everyone for coming out.

Lawn of the Month criteria:

The Event Committee is looking for...

(1) Consistency with Lawns that are edged with full green sod throughout the yard, (2) well kept and manicured Flower beds and/or hedges and (3) Driveways and sidewalks that are clean (pressure washed recently) & free of debris.

Congratulations to 15829 Lexington Park Blvd.



IN THE NEWS

- ♦ **\$\$COJ SPECIAL TAX\$\$**: Allegedly this could happen anywhere. (LINK) As reported by WJCT First Coast Connect on Monday July 29, 2024, “A \$4,500 tax surprise began showing up in mailboxes of some Duval County taxpayers this year. Intracoastal West homeowners say they were blind-sided by the creation of a special taxing district that could cost them as much as \$40K over the next 10 to 15 years. It’s a price many older homeowners can ill afford and is, in some cases, complicating planned home sales...and how they’re fighting back.” ****COJ** must post public legal announcements via (LINK) **COJ**, or **FLA Public Notices, JAX City Counsel, The Jax Daily Record publication.** Do you read public notices?
- ♦ **BUYING a home;** The Washington Post reports, New contracts might make buying a new home more confusing than ever. The real estate industry’s response to new rules governing commission offers: complicated legal agreements for home buyers. Currently, most buyers can choose a Realtor without making any commitments in writing. But starting Aug. 17, buyers will have to sign a mandatory agreement first — and it could include hard-to-understand provisions that favor agents & cost buyers money, legal experts & consumer advocates say. LINK Washington Post.
- ♦ **Houston lost power for 10 days after Hurricane Beryl:** **Your SMARTPHONE** can be a lifesaver in an emergency situation like a heat wave, major storm or wildfire. What happens if you lose electrical power and phone service? Emergency planning means ensuring you can survive WITHOUT technology. Keep your tech dry (or cool or warm), use a Ziploc bag. You’ll want to tune into National Oceanic & Atmospheric Administration (NOAA) weather radio & local FM/AM stations. Consider a WX band radio powered by a crank or batteries. I use a portable C. Crane Skywave AM/FM, NOAA radio, stored in a FitSand Travel Hard Case.
- ♦ Consider how to power your Smartphone...with backup battery also called a power bank that you can recharge your phone numerous times with at least 10000 mAh charge. Consider a multi USB or USB-C charging cable with numerous ports. Consider a power bank with a solar charger and read about (LINK>>) Lithium Battery safety .

- ◆ If you have cellular service, you can get urgent updates from local/state emergency agencies including evacuation orders. FEMA recommends starting by opting to its basic alerts by texting to 43362: Text “PREPARE” for tips for being prepared, “SHELTER” and a zip code after a disaster to find local shelter options, and “LIST” to get more options. Download the Red Cross’s first aid app which works offline. See the FEMA LINK below.
- ◆ Make a plan in advance for your entire family and save it on everyone’s devices so they know where to meet.
- ◆ If your home is damaged in a disaster, recovery is better with your key documents. Save all these to the Cloud that can be accessed by your Smart phone or save them to an External Solid State Portable Drive and protect it in a waterproof bag.
- ◆ Do you have options for tech you rely on. How do you pay for necessities during a power outage? Are you a regular Apple or Samsung Pay user? What happens when power outages occur for more than one day? If you can, put some emergency cash inside your Emergency Bugout Bag, as much as you can spare for three days or more.
- ◆ Read your HOA Newsletters with Preparation Tips for February, March, April, May and June 2024, by visiting <HTTPS://www.pecanparkhoa.net> and look under the top drop down menu, “HOA NEWS”.
- ◆ COPY these Links or Apps to your Smartphone;
[JAXREADY](#) / [NOAA HURRICANE PREP](#) / [FEMA](#) / [COJ JAX GOVT NATIONAL HURRICANE CENTER](#) / [FLORIDA DISASTER.ORG](#) / [CURRENT FLA WILDFIRE INFO](#) / [COJ MYJAX CUSTOMER HELP](#) / [FL511 TRAFFIC](#) / [FDOT N FLA Roads](#) / [FDOT N FLA Transportation](#)

ENTERTAINMENT: Visit JAX EVENTS at <HTTPS://www.jaxevents.com>

COJ SPECIAL EVENTS: Visit at <HTTPS://specialevents.coj.net>

904 AREA: Visit at <HTTPS://www.904area.com>

View the ***January 2024 Newsletter*** at Pecan Park HOA URL/ [HOA News](#) to note the list of the homeowners serving on the [Pecan Park HOA board](#), the Event committee, and the Architectural Review Board.

Newsletter Editor (Mark Toney) & approved by the Pecan Park HOA board.