

# LEXINGTON PARK COMPASS

Volume 1 Issue 9

September 2024

Latest News, Views and Announcements

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

Look under HOA News



## **HOA NEWS A TO Z**

- ◆ Just a reminder the **HOA Annual Election** to vote for a current HOA board member's or to replace them with another Homeowner candidate. Homeowners should receive a letter via Postal mail or email in September 2024 to announce which HOA members are up for reelection. This notice also provides an opportunity for Homeowners to announce they wish to run for election for the HOA board. Since our HOA board started in October 2016, our community has Never reached the required Quorum of 122 homeowner votes for the HOA Annual election to be counted. Meaning as long as we do not attain a Quorum Vote, our Apathy ensures no change. Are you pleased with the state of our community? Do you want changes? Do you like Roundtable meetings with Q/A? This is the ONLY time of the year, YOU, the homeowner have the Power to effect change on the HOA board to ensure your interests are served. As we have heard before, “Do Something, Vote”. Talk to your neighbors, get them to Vote.

Quorum: A HOA quorum voting requirement is defined in our governing documents, stating we need 122 homeowners at minimum to vote in this fall's HOA Annual election for any of the HOA Annual election votes to count. So “Do Something”, VOTE. BCM Services Inc must have your Mailing address and Email address **“ASAP”** for you to get a voting form. 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.

# *President's Corner*

## **ANNUAL COMMUNITY ACCOMPLISHMENTS**

**AUGUST 2023:** Christina Bennett (President) & Deneen Brown (Director/Events Committee) appointed to the HOA board; Amiee Morrison updated and redesigned the Amenity Center & Front Entrance Bulletin Board.

**SEPT 2023:** All rooms in the Amenity Center were inspected and cleaned by Christina Bennett and volunteers Gayle Burnside, Bill & Molly Teske and Mark Toney. Old hazardous material stored in the Electrical room were removed.

**DEC 2023:** New Christmas lights and a Christmas Tree were purchased and displayed (more to come).

**JAN 2024:** First New Year's Kickoff Event Party by the Events Committee; the First continuous HOA Newsletter is published with (9) editions by Mark Toney.

**MAR 2024:** A Contractor removed most of the dead tree limbs & excess growth on the HOA boundary property adjacent to homeowner yards.

**APRIL 2024:** The Pond HOA Contractor attended the April HOA meeting to discuss questions about Algae growth in our (5) Retention Ponds. See the April HOA newsletter. The Entrance Bulletin Board now managed by Mark Toney who uses the HOA Newsletter & Front Bulletin Board to keep you updated.

**MAY 2024:** The Event committee holds the First Blood Drive and announces the first "Lawn of the Month" award; The First Community Roundtable meeting Q/A discussing your concerns and the current status of the Amenity Center Playground closure and eventual repair including cost.

**JULY 2024:** First Summer Splash by the Event Committee and a list of Pool rules were published in the July HOA newsletter reminding homeowners of their responsibility when using and when inviting guests to the Pool.

**AUGUST 2024:** Prior to Hurricane Debby hitting the Florida Big bend, the HOA President led 3 volunteers on Sunday AUG 4th in the rain to remove Pool furniture inside to avoid becoming missile hazards that could damage homes or neighbors. A new Public address system was installed at the Amenity Center to enhance dialogue between the HOA board and homeowners; New Ceiling Fans are installed to cool you during warm afternoons. Two Property Management presentations given at Roundtable meetings with homeowner Q/A in preparation for the SEPT HOA meeting to review and approve the 2025 HOA budget.

**HOA MEETING: (2025 HOA Budget) September 26, 2024 at the Amenity Center from 6:00 pm to 7:30 pm.** REMINDER, 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).

**ARB COMMITTEE MEETING: SEPT 19, 2024, Thursday at 06:30 pm.**

**EVENT COMMITTEE MEETING: TBD.**

**EVENT SEPTEMBER FOOD TRUCKS:** (Fridays) **6 Sept;** Jamma Jax; **20 Sept;** Beyond Horizon & Doodlebops Ice Cream. (Sundays) **1 Sept:** Desert Truck & **15 Sept:** TBD.

**GEAR up for LINE DANCING: OCT 5th, 2024 at Amenity Center (6–9) pm.**

**SEPTEMBER CALENDAR DATES: (links included in blue)**

SEPT 2	<a href="#">Labor Day</a>
SEPT 8	Grandparents' Day
SEPT 15	<a href="#">National Hispanic Heritage Month</a>
SEPT 17	<a href="#">Citizenship day</a>
SEPT 20	<a href="#">National POW/MIA Recognition Day</a>
SEPT 22	<a href="#">Autumnal Equinox (Start of Fall)</a>
SEPT 23	National Family Day
SEPT 29	<a href="#">Gold Star Mother's Day</a>
SEPT 29	<a href="#">Veterans of Foreign Wars (VFW) Day</a>

**ENTERTAINMENT:** Check out the (Link) [Jacksonville Theater Entertainment](#) or (Link) [Visit Jacksonville](#), or (Link) [JAX Events](#) for September.

**Florida's longest Zipline?** Seeking new thrills in Ocala Florida. ([LINK](#))

**Fall Yard Sale:** October 26, 2024

From 8 am to 1 pm.



# IN THE NEWS

**URGENT (READ THIS) The Florida Dept of Health...(LINK)>> WEST NILE VIRUS.**

**VACCINE's (your choice):** FYI, a new Corona virus vaccine tailored for the current KP.2 variant could be ready in September and remember to get your Fall Flu shot. **LINK>> NIAID and FDA and CDC.**

**(Link) DATA BREACH : The Florida Department of Health** is offering credit monitoring and services for those whose personal data might have been taken during a cyberattack in June.

**Which offers better protection,** a CREDIT Freeze or FRAUD Alert? The Washington Post suggests to do Both. Visit **(LINK) Federal Trade Commission**.

**MAULED Florida Mail Carrier who died from 5 Dog attack to be honored with Post Office Naming.** See **(Link 1 and Link 2)**.

**(Link)> NOTICE OF PROPOSED PROPERTY TAXES NEWSLETTER:** Truth in Millage (TRIM) Notice were mailed to homeowners 16 August 2024, the formal deadline to file a Petition with the Value Adjustment Board (VAB) is Tuesday 10 Sept 2024. Also review your Exemptions.

**LINK>>Duval County PROPERTY FRAUD ALERT:** A free online subscription service offered by Jody Phillips, Duval County Clerk of the Circuit Court, allows the public to monitor their Name within the Recorder's office to track potential fraudulent recordings that could affect your property.

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 created/edited by Mark Toney & approved by the Pecan Park HOA board)*



## 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@bcmservices.net](mailto:info@bcmservices.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)