

LEXINGTON PARK COMPASS

Volume 1 Issue 10

October 2024

Latest News, Views and Announcements

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

Look under HOA News



- ♦ **CHANGE IN PROPERTY MANAGEMENT**: Our HOA board voted on Saturday SEPT 21, 2024 at the Amenity Center by a majority vote for **ASSOCIA Community Management Concepts of Jacksonville** to assume the day to day management of our community, (the Pecan Park Home Owners Association). This process may be completed in 60 plus days.
- ♦ **Annual HOA Meeting** will be on **DEC 5th 2024, at 6 pm, Location TBD. We will use Electronic Voting for this annual election.**
- ♦ **HOA Board Annual Election**: All homeowners should be receiving a letter or email from BCM Services Inc that will announce which HOA board members are up for reelection and gives any homeowner the opportunity to run for election for the HOA board. **Remember, a HOA Quorum of 122 homeowner “votes” is required for the annual HOA board election to be valid and to be counted, resulting either in a current HOA board member being reelected or a new homeowner elected to replace the former HOA board member.** If a HOA Quorum is not met, then the existing HOA board members remain as is. If you want change in how our community is managed, you must Vote. **CONTACT BCM Services Inc (LINK) ASAP at 904-242-0666 if you think BCM Services does NOT have your contact info. You may need to complete the BCM Services Inc. Email Authorization Form (ASAP).**

HOA BUDGET MEETING: OCT 17th 2024 at Amenity Center at 2 PM.

ARB COMMITTEE MEETING: OCT 17, 2024 at Amenity center at 06:30 pm.

EVENT COMMITTEE MEETING: Tuesday, OCT 22 at Amenity Center 06:30 pm.

Fall Yard Sale: October 26, 2024, from 8 am to 1 pm.

EVENT FOOD TRUCKS: Fridays starting at 5 pm on October 4th and 18th, 2024.

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).

OCTOBER CALENDAR DATES:

SEPT 15 to OCT 15	HISPANIC HERITAGE MONTH... LINK
OCTOBER 1	BREAST CANCER AWARENESS MONTH... LINK
OCTOBER 13	US NAVY BIRTHDAY (1775)... LINK
OCTOBER 14	COLUMBUS DAY... LINK
OCTOBER 28	NATIONAL RESPONDERS DAY
OCTOBER 31	HALLOWEEN... LINK

ENTERTAINMENT: *Jacksonville Theater Entertainment* ...[LINK](#).

- ♦ 904 Area [LINK](#) JAX Events [LINK](#) Visit JAX [LINK](#) KIDS Out & About [LINK](#)
- ♦ JACKSONVILLE Agriculture Fair in November 2024. View [LINK](#).

CITY LINKS: JAX CITY: COJ Govt [LINK](#)

COJ MYJAX [LINK](#) JAXTREDDY [LINK](#)

- ♦ **Veterans Benefits Administration** ... [LINK](#)

LAWN OF THE MONTH for 1479 Paso Fino Drive.

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



IN THE NEWS

- ♦ *NEW Florida Laws effective October 1st*:. View the [LINK](#).
- ♦ *JACKSONVILLE Fair Relocation*. View [LINK](#).
- ♦ JAX Today reports Florida State College Jacksonville (*FSCJ*) has opened up the first state college (LINK>>) [commercial truck training center](#).
- ♦ **Wildfire Risk in America's front yards** (by The Atlantic) [LINK](#)
- ♦ **How to report a Street Light Outage**: (1) Access [HTTPS://www.jea.com/streetlights](https://www.jea.com/streetlights) (2) locate the streetlight on the map or view the streetlight pole number in person, (3) on the JEA streetlight map select "report streetlight issue" and provide the necessary info.
- ♦ **CBS 60 minutes reports** on their show on September 29th 2024 a *Florida family was shocked by their hurricane insurance payout for Hurricane IAN in 2022, learned the hurricane damage report was altered*. Consider tracking your home and possessions on PC software. View the [LINK](#).
- ♦ **Urban Flooding Solutions: What you can do in your yard**, report by the Jacksonville Times-Union. [LINK](#)
- ♦ JAX TODAY reports the Jacksonville Transportation Authority (JTA) wins grant to buy second St. Johns River Ferry Boat. [LINK](#)



The St. Johns River Ferry. | JTA

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.

DO YOU KNOW THE 6 DEADLIEST SNAKES IN FLORIDA?

- (1) **Pygmy Rattlesnake;**
- (2) **Water Moccasin (aka Cottonmouth);**
- (3) **Timber Rattlesnake;**
- (4) **Eastern Diamondback Rattlesnake;**
- (5) **Copperhead** and the
- (6) **Coral Snake**

UF Florida Venomous snakes ... [LINK](#);

Florida Wildlife Commission on Snakes...[LINK](#);

ID a Florida snake...[LINK](#).

- ♦ **The Jacksonville Fire Rescue Dept (JFRD) Fire Marshal completed an Annual Fire Inspection at the Amenity Center** and noted the Fire Extinguishers met safety code but the Emergency Light Exit signs and backup batteries were old and did not work. An Electrician was hired by the HOA to replace the Emergency EXIT signs with backup batteries in September 2024. Since 2019, I, (Editor) have repeatedly requested the HOA board ask JFRD to conduct an Annual Fire Inspection but nothing happened. HAZMAT items and gasoline (with vapors) were stored in the “Electrical room (an ignition source)” for years. Last October, our HOA President, Christina Bennett asked for volunteers to cleanup the Amenity Center with its numerous closets/ rooms, resulting in the organization of items, removal of trash and broken decorations and HAZMAT items. I submitted a Service Request to COJ MyJax in August 2024 & JFRD completed the Fire inspection in September 2024. I talked to JFRD Captain Barrett about this. This is a recurring inspection.
- ♦ **NOTE:** WE celebrate the portion of Pecan Park Road in front of our community entrance has been repaved including our 135’ Service Entrance...removing the numerous Pot Holes we avoided when entering Lexington Park. Thanks to the COJ road crew who worked Friday, Saturday & Monday in SEPT and thanks to our HOA President Christina Bennett and other homeowners for your persistence in completing this project.

Newsletter prepared/edited by Mark Toney & approved by our HOA Board