

# LEXINGTON PARK COMPASS

Volume 1 Issue 11

November 2024

Latest News, Views and Announcements

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

Look under HOA News



- ♦ **FYI:** Our HOA board approved the HOA 2025 budget on October 3rd, 2024 & confirmed we will transition shortly from BCM Services Inc to our new property management team, *Associa Community Management Concepts of Jacksonville Inc*, depending on BCM Services Inc final contract day either 31 December 2024 or 31 January 2025.
- ♦ **ATTENTION: Read Associa's comments about HOA 2025 dues on page 2.**
- ♦ **The 2024 Annual HOA meeting will be held on December 3rd, 2024 (Tuesday). Homeowners are asked to arrive at 05:30 pm to sign in and the meeting will start at 6 pm at the Windsor Inn, 1351 Airport Road, Jacksonville FL.**
- ♦ **When the HOA Annual election is completed (with a HOA quorum of 122 votes received out of 405 homes), the HOA board will vote in private which board members fill the five HOA Execute positions. Currently our HOA board positions are filled by Christina Bennett: President, Roger Potter: VP, Bill Teske: Secretary, Mike Crawford: Treasurer, Deneen Brown: Director.**



## **New Community Association Management - Associa, Community Management Concepts of Jacksonville**

- ⇒ We are pleased to announce that Associa, Community Management Concepts of Jacksonville has been selected by your Board of Directors to be the new management company for the Pecan Park Homeowners Association, effective either January 1, 2025 or February 01 2025.
- ⇒ You will receive a separate letter from Associa detailing payment options, including ACH direct debit and online payment methods (a convenience fee will apply for online payments). In the meantime, if you have any questions, please feel free to contact Associa, CMC of Jacksonville at 904-367-8532 or by email at [info@cmcjaxfla.com](mailto:info@cmcjaxfla.com).

## **Welcome Tessa Clark, Community Association Manager**

- ⇒ As of January 1, 2025, Tessa Clark will begin serving as our new Community Association Manager (CAM). Tessa comes to Pecan Park HOA with a strong community management background, having 20 years of CAM experience, including very large communities - over 5,800 homes!

*Tessa Clark, LCAM*

**Community Association Manager**

*Associa® – Delivering unsurpassed management and lifestyle services to communities worldwide.*

- ♦ **COMMUNITY FIRST LIGHT UP NIGHT 2024**: Will be held on **NOV 29th/Amenity Center/6 pm**. We light up the...

Christmas tree 🎄      Have Music 🎵  
Hot chocolate 🍫      Apple cider 🍏  
 and Smores. 🍪



## IN THE NEWS

- ♦ Jacksonville is listed as a “**Stop**” for **Amtrak’s** new Floridian line...(LINK).
- ♦ **USDA “WIC” diversifies** its menu to feed more families....(LINK).
- ♦ Check out the **Jacksonville Theater Entertainment** at this (LINK).
- ♦ **City of Jax Special Events** at this (LINK).
- ♦ **DUVAL County Public Schools Calendar** >(LINK)>.

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## **NOVEMBER/DECEMBER CALENDAR DATES**

|               |                                                                                                            |
|---------------|------------------------------------------------------------------------------------------------------------|
| NOV 3         | Daylight Savings Time ends (LINK)                                                                          |
| NOV 7-17      | Jacksonville 2024 Fair (LINK)                                                                              |
| NOV 11        | Veteran’s Day (LINK)                                                                                       |
| NOV 21        | Great American Smoke out (LINK)                                                                            |
| NOV 25        | Thanksgiving (LINK)                                                                                        |
| <b>NOV 29</b> | <b><i>First Light Up Night at the Amenity Center at 6 pm. Please attend, see the top of this page.</i></b> |
| <b>DEC 03</b> | <b><u>HOA ANNUAL MEETING</u> see page 1</b>                                                                |
| <b>DEC 15</b> | <b><i>HOA December Xmas Party: Amenity Center (4-7) pm</i></b>                                             |

**STORM PREPS/ FEMA**: Floridians are familiar with Storm preparations and should be ready with supplies for your family for up to 14 days or longer before help from Duval County Emergency Operations Center/JSO/JFRD or Florida EOC arrives. **Remember, FEMA's assistance is INTENDED to supplement, NOT replace, the efforts of local, state, tribe, & territory governments.**

- ♦ **The City Of Jacksonville, COJ**, JAXREADY >>>[LINK](#).
  - ♦ **Florida State Emergency Operations Management** at >>[LINK](#)<<.
  - ♦ Here's what you can expect from FEMA in each state, >> [LINK](#)<<
  - ♦ HOW a Disaster is Declared: State Gov initially declares emergency. >> [LINK](#)<<
  - ♦ FEMA: General Disaster Location/ Search your location>>[LINK](#)<<.
  - ♦ FEMA Flood Maps Know your Risk >>[LINK](#)<<.
  - ♦ FEMA Disaster Tools to Recover >>[LINK](#)<<.
  - ♦ **Hurricane Preparedness and Response: The Florida Office of Insurance Regulation** : RESOURCES to assist Fla policyholders with their HURRICANE preparedness/response efforts, list can be found at this [>\(LINK\)<](#).
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**JACKSONVILLE PARKING CRUNCH**: JAX PBX (WJCT) First Coast News interviewed JIA reps Monday on November 11th about the ongoing JIA parking crunch and lack of parking. Access this report at this [LINK](#).

JIA PARKING INFORMATION [LINK](#)

JIA AIRPORT PARKING RSV [LINK](#)

JAX UNITED AIRPORT PARKING [LINK](#)

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 prepared/edited by Mark Toney & approved by our Pecan Park HOA**