

LEXINGTON PARK COMPASS

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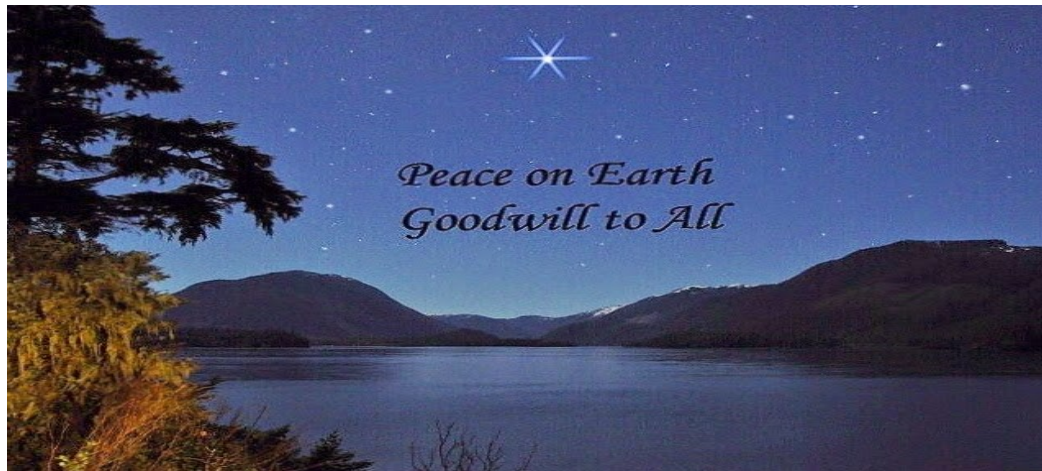
December 2024

Latest News, Views and Announcements

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



Wishing You A Very
Merry Christmas, Hanukkah, Kwanzaa



- ♦ *Homeowners must “Vote” to effect Change, but Change originates from Trust and Commitment. Trust is a willingness to be vulnerable to the actions of others because we believe they have good intentions and will behave well towards us. Who do you Trust? When we trust other people, we give them the power to take actions that will impact us, because we believe that these actions will be good. Include this commitment into your lives, once a month. We need you to attend HOA meetings consistently, to Commit and Trust each other to share your concerns with the HOA board and to change the Board if you choose to do so with your Attendance & Vote. BTW, we didn’t meet a HOA election quorum of 122 votes at this years annual HOA election. Let’s do better next year.*
- ♦ *The HOA Annual Meeting* was held on 03 DEC 2024, Tuesday, at the Winsor Inn on Airport Road. Initially it was scheduled for 05 DEC 2024 but was changed by the property manager without notice. Our HOA President later called the hotel, who stated they were not informed of the scheduling change. Homeowners were delayed but the Hotel staff prepared their conference room for us. The property manager was late & managed the meeting. Christina Bennett (HOA President), Bill Teske (HOA Secretary) were up for reelection & Mark Toney also ran. This election was managed differently than the previous (7) years as *homeowners* were not informed initially who was running for HOA board election, nor were they afforded the opportunity to read each nominee’s election profile form until this meeting started. Not good. The property manager explained a quorum must be met first then nominations could be offered. In the previous (7) years, the property manager informed homeowners in advance who was up for reelection and were provided their candidate election form to review before the HOA Annual meeting. The HOA board remains the same with no change. The HOA board will hold a private (Executive meeting) later to vote on who will be President, VP, Secretary, Treasurer and Director for 2025.
- ♦ *ATTENTION: 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, effective either January 1, 2025 or February 01 2025. You will receive a separate letter from Associa detailing HOA 2025 Dues payment options.

⇒ Tessa Clark, **LCAM**

Community Association Manager

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

IN THE NEWS

- ♦ [RECYCLE CENTER FIRE on I295 & MAIN STREET \(NORTHSIDE\)](#); a fire burning , creating high temps, toxic smoke which did not have a Fire Plug close by, requiring JFRD to shuttle water from a nearby apartment complex. JFRD is amazing, BZ. See [LINK](#).
- ♦ [JACKSONVILLE AIRPORT \(JIA\) 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 [LINK](#) /JIA PARKING RSV [LINK](#) / JAX UNITED AIRPORT PARKING [LINK](#)
- ♦ [WHAT HAPPENS AFTER YOU FLUSH?](#) JEA is updating its Water Reclamation Facility. See [LINK](#).
- ♦ [THE STATE OF DOWNTOWN...GOOD & BAD:](#) Downtown Jacksonville is closing out the year with more investment dollars and visitors, but it's also shedding some of its workforce and residents. see [LINK](#).
- ♦ [GROWING CITY GARBAGE FEE DEFICIT:](#) see [LINK](#) and [LINK2](#) and [LINK3](#): Jacksonville City Councilman Matt Carlucci is pushing to [raise garbage fees](#), (which hasn't been raised in 14 years), to address a [growing financial shortfall in the city's trash collection services](#). To cover the gap, the city of Jacksonville has been [borrowing...](#) which must be paid back. According to the [Council Auditor's Office, the debt associated with garbage collection has grown significantly](#). A [user fee](#) is a charge imposed by the government for the primary purpose of [covering the cost of providing a service](#) and allows the Mayor & the County Commission to [manage Duval's finances without Legislative interference](#).
- ♦ [JEA: GOT GREASE, WHAT TO DO WITH IT.](#) See [LINK](#).
- ♦ [JAX RESILIENCY Strategy nets National award, See LINK.](#)
- ♦ [15 DEC Community Christmas Party @ Amenity Center](#)

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 by Mark Toney & approved by our Pecan Park HOA board.](#)

LIGHT UP NIGHT

The “***First Light Up Night***” was held on Friday 29 November 2024. It is a day when all the Christmas lights are turned on at the Amenity Center!

An exciting time for the community to jumpstart the Christmas Season together! Hot Cocoa! Hot Apple Cider, & S’mores.

Children making ornaments!

