

LEXINGTON PARK COMPASS

Volume 2 Issue 1 January 2025

Latest News & Announcements



PECAN PARK URL: <https://pecanparkhoa.net/>

View Newsletter under HOA NEWS top menu [LINK](#)



- ♦ **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 2025. You will receive a separate letter from Associa detailing HOA 2025 Dues payment options.*

⇒ **TESSA CLARK, (our CAM)**

Community Association Manager

- ♦ **2025 HOA DUES:** *ASSOCIA remarks you should receive a Welcome Letter in January that will contain essential contact information & details about services we offer to assist you throughout the year. Payments Online: Associa offers several alternative payment methods, including ACH direct debit and online payments. Please note that a convenience fee will apply for online payments. Detailed instructions will also be provided in the WELCOME LETTER. Prepaid HOA dues previously made to BCM Services Inc requires no further action on your part. **Associa** will coordinate with your previous Property Mgmt company.*

HOA: A-Z

NOTICE: Florida Law 1203/2024 (Homeowners" Associations) became law 01July2024 provides Educational requirements for HOA Directors, CAMS & provides criminal penalties, if a HOA officer/director, or manager accepts a KICKBACK. A Kickback refers to a form of Bribery/Unethical practice with HOA funds. Your attendance to HOA meetings is crucial. **See LINK.**

CALENDAR DATES

01 JAN	New Years
20 JAN	Martin Luther King Day
17 JAN	Benjamin Franklin Day
20 JAN	Inauguration Day
21 JAN	National Hugging Day
26 JAN	National Spouses Day
29 JAN	Lunar New Year

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- ♦ Just a **reminder** the **Official HOA Bulletin board** is located at the Amenity Center just left of the pool gate.
 - ♦ The **Front entrance bulletin board** is provided to remind our community of upcoming gatherings, HOA meetings and more.
 - ♦ Please review the **2024 Newsletters**...Oodles of info.
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ENTERTAINMENT:

Jax Events: [LINK](#); Visit Jax: [LINK](#);

Jax Theatre: [LINK](#)

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- ♦ ***STORMY FLA INSURANCE CRISIS**
LINK

"Nothing like this has ever happened before. And nowhere is this crisis worse... than Florida.

WWNO New Orleans Public Radio SEA CHANGE, published August 22, 2024 & aired on WJCT PBS Jax on 27DEC2024.

<https://www.wwno.org/podcast/sea-change/2024-08-22/the-stormy-insurance-crisis-in-the-sunshine-state>

NEWS TO YOU?

HOA PRESIDENT'S CORNER Happy New Year 2025

What an exciting time for Lexington Park Community! We have a very bright future and have accomplished so much in the last year. Let's look forward to 2025...roll up our sleeves and get busy. [ASSOCIA Community Management Concepts of Jacksonville](#) is our new HOA management company & [Tessa Clark is our new Community Association Manager, \(CAM\)](#) and is ready to serve Lexington Park. We have some major projects that need our attention, so let's come together and do the work. **Our first HOA regular meeting will be February, 24th, 2025 at the Amenity Center at 06:30 pm. Meeting details / Agenda will be posted.**

How can you help? We need volunteers for the [Welcome Committee, Project and Planning Committee, & Logistics Team](#). We're also asking for volunteers for the [Events Committee, Architectural Review Committee \(ARC\) & the Compliance Committee](#). Homeowners are encouraged to volunteer.

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- ♦ **FIREWORKS New Years Eve 2024:** Loud fireworks were used to 01: 15 am (New Years), [keeping up parents, scaring small children & pets](#). Please Limit your celebration to no later than 00:15. **FIREWORKS SAFETY** [LINK](#)
 - ♦ **NEWSFLASH** by the Washington Post (03JAN2025): In Honolulu Hawaii, local police reported on New Years Eve that [an explosion of homeowner fireworks](#) killed [\(3\) adults & injured \(20\) neighbors](#). [LINK](#)
 - ♦ **YOUR IRS TAX RETURN:** (1) How to [file](#) your taxes...[LINK](#). (2) How to [choose](#) someone to prepare your taxes [LINK](#). (3) How to [verify](#) your Tax professional is certified/qualified...[LINK](#). (4) What is an [IRS PIN #](#)...[LINK](#)
 - ♦ **NEW FLA LAWS effective 2025:**
 - [HB 3/2024 Online Protections for Minors](#)...[LINK](#);
 - [HB 135/2024 Voter Registration Applications](#)...[LINK](#);
 - [**SB 184/2024 Impeding/Threatening/Harassing 1st Responders](#) [LINK](#)
 - [**SB 556/2024 Protection from Financial Exploitation](#)...[LINK](#)
 - [**HB 621/2024 Homeowner Property Rights versus Squatters](#)...[LINK](#)
 - [HB 135/2024 Building Regulations](#)...[LINK](#)
 - [HB 1093/2024 Fla Uniform Fiduciary Income/Principal Act](#)...[LINK](#)
 - [HB 892/2024 Dental Insurance Claims](#)...[LINK](#)
 - ♦ **MOVE OVER Florida:** [LINK](#) **Fla Highway Safety & Motor Vehicles**. "Florida law requires you to Move Over a lane..."

VISION STATEMENT: *The Pecan Park Board Members* envision the community as a desirable place that we are all proud to call home. A community of friendly, well-maintained, safe, caring, and respectful neighbors, who cooperate with each other to uphold and grow the value of our properties and our family, friends, and community relationships.

MISSION STATEMENT: The mission of the Board Members of the Pecan Park Homeowners Association is to preserve and enhance the property of our subdivision by maintaining the common ground areas, and upholding our Covenants, By-Laws, Deed Restrictions, and Policies, practicing *Due Diligence daily*. The Board will serve the Homeowners by taking a *fair, ethical and objective approach in representing the interest of all homeowners*. The Pecan Park subdivision will be maintained as a safe, friendly, and enjoyable place to live for each homeowner and his/her respective family. *We will enforce the Association Bylaws, Covenants and Restrictions, (aka governing documents), while providing ethical and fiscally responsible solutions to promote a sense of community, to enhance our property values, and plan for the future.*

VALUES: In fulfilling our mission and achieving our vision *we value honesty, fairness, firmness, equity, efficiency, transparency, common sense, participation, respect, cooperation, & neighborliness in all our actions.*

Pecan Park HOA Directors

HOA President: Christina Bennett
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HOA Vice President: Roger Potter
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203-675-7778

HOA Secretary: Bill Teske
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HOA Treasurer: Mike Crawford
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HOA Director: Deneen Brown
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The next HOA Regular Meeting will be on *February, 24th 2025* at the Amenity Center at 06:30 pm.

ARB Committee meeting slated for the 3rd Thursday each month, for *JAN 16 2025* at the Amenity Center at 06:30 pm.

EVENT Committee
Time/date: Unknown

View the *January 2024 Newsletter* at Pecan Park HOA URL/ HOA News to view our first Newsletter.