



Volume 2 Issue 7 July 2025

THE EQUESTRIAN DISPATCH

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

Did you know?



Pool hours will temporarily be open from 10 am to 8 pm Sunday—Saturday. Disclaimer: we are conducting a study concerning Pool hours to both meet Fla Statute / COJ ordinances while listening to the community viewpoint. (1) Please review the Amenity Center / Pool Signs on Page 3. (2) FYI, the pool has been closed once by the COJ Department of Health for health reasons and twice because the pool was “green”. (3) No smoking or vaping at the Amenity Center (and pool). (4) And we insist anyone/everyone please refrain from public personal relations in or near the pool and Amenity Center.

♦ **ANNOUNCEMENTS: Next HOA Board meeting is 28 July 2025 at 6 PM at Amenity Center.**

- ♦ **COMMUNITY HEALTH FAIR: SATURDAY JUNE 28, 2025 at the Amenity Center from 08 am to 1pm; also listed on the TownSq app.**



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

Did you know?

- ♦ A group of homeowners meet at 10 am on Tuesday and Thursday to participate in Water exercises in the pool for fun and health benefits. The music is fun and refreshing...please join us.
- ♦ The Amenity Center sells Water, Soda, Chips, Sun Block, Hand sanitizer & other pool items with the proceeds going to the project to upgrade our Amenity Center Playground.

- ♦ The Barn (aka Amenity Center) is available for homeowners to rent for \$150 and for non-residents to rent for \$300. The POC is Bill Teske at Bill.Teske@pecanparkhoa.net.

COMMUNITY PROJECTS

1. The Amenity center parking lot stripes were repainted.
2. The community sidewalks, pool awnings and front entrance boulders were pressure washed.
3. The front entrance bulletin board was repaired, repainted and the plexiglass replaced.
4. The front entrance Marquee and the bus stop were repainted.



Lexington Park Marquee

♦ COMMUNITY PROJECTS

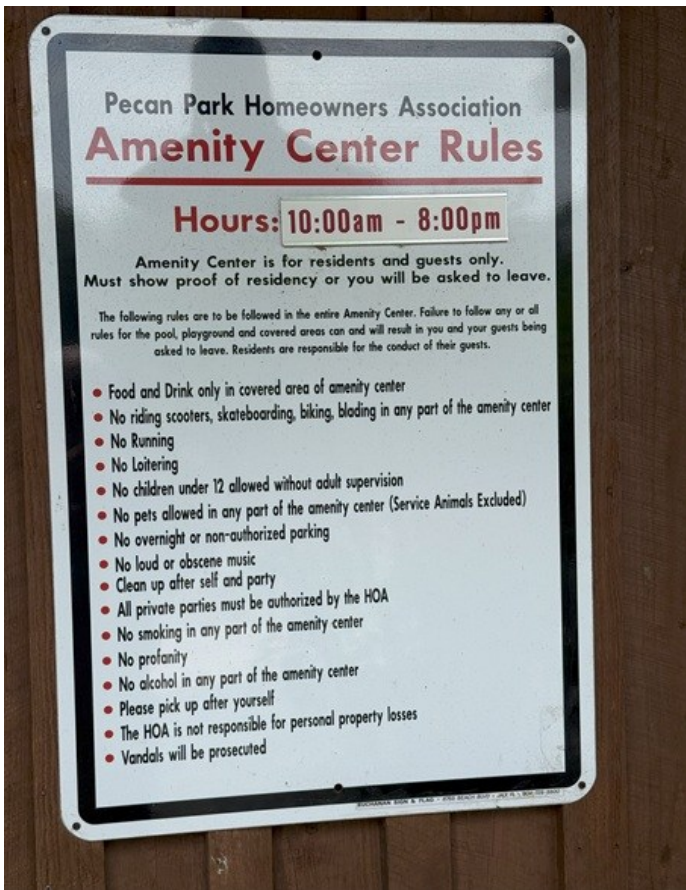
- ♦ For those on Spotted Saddle, TRACK J easement in between your back yard and the Seaton Apartments has been corrected. The small Retention Pond was replaced and there has been no flooding reported to date.

- ♦ **COMING SOON:** Our Playground Ribbon Cutting Ceremony is TBD. Donations for its upgrade/refit are welcome. Current fund raisers are

1. recycling cans and metal cans, POC christina.bennet@pecanparkhoa.net

2. Amenity Refreshments by the pool.

- ♦ **BZ to the Ground Guys** who service our landscaping for holding a Fundraiser in May that raised \$1000 for the Playground project.



What is a HOA Compliance violation?

The purpose of HOA (Homeowners Association) Compliance obligations is to **preserve the quality, value, and harmony** of a residential community. When you buy a home in an HOA-governed neighborhood, you agree to follow a set of rules—usually outlined in documents like the CC&Rs (Covenants, Conditions & Restrictions), bylaws, and community guidelines. These rules aren't just about aesthetics—they're about maintaining a shared standard that benefits everyone. It's about creating a livable, attractive and well functioning community everyone can enjoy. They achieve...

- **Protect property values:** Uniform standards for landscaping, home appearance, and maintenance help ensure that one neglected property doesn't drag down the value of others.
- **Promote safety and order and aesthetics:** Rules around parking, noise, pets, and common area use help reduce conflicts and create a peaceful environment. Guidelines on paint colors, fencing, and exterior modifications keep the neighborhood looking cohesive and well-kept.
- **Ensure fairness:** Compliance obligations apply to all residents equally, which helps prevent favoritism or disputes over what's allowed. SUPPORT shared Amenities by enforcing dues and maintenance standards, HOAs can fund and maintain pools, parks, clubhouses, and other communal features.
- **Reference our governing docs:** [LINK HTTPS://pecanparkhoa.net/HOA RULES aka governing docs](https://pecanparkhoa.net/HOA%20RULES%20aka%20governing%20docs), **Select Declaration of Covenants**, read **page 9** under **CCR for LOTS/ RESIDENCES**, read the **Residence Maintenance and Lot Maintenance** paragraphs.

Are You Ready?

FOR HURRICANE SEASON

- ♦ [The City Of Jacksonville, COJ](#) [LINK](#)
- ♦ [Download the COJ JAX READY app to your phone.](#) [LINK](#)
- ♦ [HURRICANE/STORM resources before the storm arrives](#) [LINK](#)
- ♦ [National Hurricane Center \(NHC\)](#) [LINK](#)
- ♦ [National Hurricane Center Safety tips](#) [LINK](#)
- ♦ [NHC's changes to the Storm Cone Graphic](#) [LINK](#)
- ♦ [Explore JAXREADY preparedness Response guide and build an Emergency Supply kit today. <https://www.jaxready.com>](#) [LINK](#)
- ♦ [Florida Disaster.org \(Division of Florida Emergency Mgmt\)](#) [LINK](#)
- ♦ [JEA recommends you verify your contact information before](#) [LINK](#)

City of Jacksonville (COJ)

♦ [FIREWORKS JULY 4TH](#)



COJ Waste pickup sched [LINK](#)

COJ JAX Government [LINK](#)

COJ MyJax Services [LINK](#)

COJ Road Maintenance [LINK](#)

Fla Sheriffs Fireworks

Safety [\(LINK\)](#)

Firewise Landscaping [\(LINK\)](#)

Florida Wildfire Info [\(LINK\)](#)

Prevent Home Fires [\(LINK\)](#)

Fire Safety for older adults [LINK](#)

Entertainment

Jacksonville Theatre [LINK](#)

Visit Jax Events [LINK](#)

Jax Events [LINK](#)

Jax Kids out and about [LINK](#)

ASSOCIA Community Management Concepts of Jacksonville Inc.

Meet your new Community Manager (CAM)

Hello, (June 9, 2025)

My name is **Brittany Maye** and I am excited to introduce myself as your new Community Association Manager with Associa Community Management Concepts of Jacksonville, Inc. I am truly looking forward to being part of your community and working closely with the Board to support the goals of the Association and enhance the overall experience for all Residents in the community and ensure the Community remains a great place to live.

A bit about me- I have several years of experience in this industry, and I've had the pleasure of working with both Homeowner and Condo Associations. My approach is simple: I believe in clear communication, follow-through, and treating residents with respect- because at the end of the day, this is your home, and it should feel like a well-cared-for community.

Over the next few weeks, I'll be getting to know the community, visiting the community, meeting with the Board of Directors, and reviewing current operations. But more importantly, I look forward to getting to know **you**- the residents who make this place a community.

If you have a question, concern, or just want to say hello, don't hesitate to reach out. You can contact me at [\(904\)367-8532](tel:9043678532) ext. 3632. However, I encourage you to continue using Town Square as that is the most efficient way to communicate with me.

Warm regards,

Brittany Maye

Community Association Manager

THE NEXT HOA BOARD MEETING: 28 JULY 2025
at 6 PM at Amenity Center