



Volume 2 Issue 8 August 2025

THE EQUESTRIAN DISPATCH

PECAN PARK URL: <https://pecanparkhoa.net/> (under HOA News)

- ♦ **Homeownership** gives you the right to attend HOA Board and Committee meetings, as per our governing documents. **We need your attendance and input.**
 - ♦ **ARB Committee** meets every 3rd Thursday at 06:30 pm at the Barn.
 - ♦ **Compliance Enforcement Committee** meets the last Thursday each month, at 6 pm at the Barn.
 - ♦ **Event Committee** meets every 4th Tuesday at 6:30 pm at the Barn.
 - ♦ **Food Truck**: August 8th /22nd (5-8 pm) at the Barn (Amenity Center).
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- ♦ **HURRICANE PREPS**: Go to **July 2025 newsletter** on the Townsq app or at **PECAN PARK URL: <https://pecanparkhoa.net/>** under HOA news menu.
 - ♦ **Entertainment** : Go to the **July 2025 newsletter**
 - ♦ **City of Jacksonville (COJ)**: Go to the **July 2025 newsletter**
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- ♦ **The US Coast Guard Cutter VALIANT WMEC 621**, stationed at U.S. Navsta Mayport Florida retired after 57 years of exemplary service. **[LINK](#)**
- ♦ **US Coast Guard's** birthday is August 4th, 1790. **[LINK](#)**

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



LEXINGTON PARK/PECAN PARK HOA



ATTENTION: WE HAVE AN **EXCESS** OF HOMEOWNERS THAT ARE **PAST DUE** PAYING THEIR 2025 HOA ANNUAL ASSESSMENT (*DUES*), CREATING A **LARGE FUNDING GAP OF \$116k**, **THIS CANNOT CONTINUE!**

Our HOA annual budget pays our bills on a monthly cycle, for expenditures for Insurance, General/ Admin, Repairs/Maintenance (JSO Officers, Waste station pickup, Lighting, Fences, Pressure washing, Lake algae control, water fountains, fire alarm monitoring & More), Landscaping, Amenity expenses, Pool expenses, Clubhouse expenses (pest control, termite bond, cleaning supplies), Utilities (electric, water, sewer, cable internet, telephone and MORE). These are just a few of the expenses “Required” to maintain our community Day to Day.

ALL DELINQUENT
ACCOUNTS WILL BE
TURNED OVER TO THE
COLLECTION AGENCY.

ESSENTIAL POOL HYGIENE

USING SUNSCREEN LOTION prior to entering a Community Pool: This is a slippery slope for pool hygiene. Using sunscreen is essential for skin protection, but when swimmers skip the PRE-SWIM rinse, it wreaks havoc on pool quality. Chemical Imbalance: Ingredients like **oxybenzone** and **avobenzone** can **disrupt pH levels** and reduce chlorine effectiveness. Cloudy Water: **Oils** from lotions are not water-soluble and can create a **murky greasy film** on the surface. Filter clogging: Residue builds up in pool filters, reducing efficiency and increasing maintenance needs and cost.

WHY SHOWERING first matters: It removes excess oils, sweat/cosmetics: This reduces the organic load entering the pool. Improves chlorine performance: Less contamination means disinfectants can work more effectively. Minimizes Health risks: Helps prevent illnesses like Swimmer's ear & Diarrhea caused by contaminated water.

TIPS for pool users and managers:

- ♦ Apply sunscreen **15-30 minutes before** swimming to allow absorption.
- ♦ Use **water-resistant** or reef-safe sunscreens to reduce wash-off.
- ♦ Use **outdoor showers** with clear signage.
- ♦ Add enzyme treatments to help break down oils and maintain clarity.

Lexington Park Stormwater Retention Ponds

- ♦ (**Always be aware of Gators and Snakes anywhere in our neighborhood**). We have **(5) small Stormwater Retention Ponds** in Lexington Park, whose purpose is for **Flood control, sediment and nutrient removal and protects water resources like Seaton Creek.**
- ♦ The HOA board had a rep from Solitude Lake Management answer questions from Homeowners and HOA Board members about Algae growth and Pond maintenance at the HOA board meeting on Thursday, March 28th, 2024.
- ♦ Our "small Ponds" do not have a natural water supply to flush standing water but Serve to minimize/mitigate flooding in our community/yards/streets and **are not for personal use.**
- ♦ **ATTENTION: Grass clippings & Lawn Treatment (from Potassium & Fungicide) promotes Algae Growth. The HOA asks every Homeowner & Renter regardless if you are next to a pond or not to...**

- ♦ (1) Bag your Mulch or Mow so the grass clippings discharge AWAY from the pond or your street, (2) keep grass clippings out of the street which runs off in the Ponds via rainfall, (3) temporarily our contractor is servicing the ponds twice monthly and by State Law can only apply so much applicant either by hand or small boat to mitigate floating algae. This treatment doesn't remove weeds anchored at the bottom of the pond. (4) Currently we do not have CARP fish in the pond.

“SOLITUDE LAKE MANAGEMENT ALGAE WEBINAR” (go to this URL, <https://www.youtube.com/watch?v=4sCTOmtdLLA>

You may be to login to You Tube...press the **Start** icon



Steps to take for Home Title Theft/Fraud (LINK)

(1) Duval county Clerk of the circuit Court : Property Fraud Alert **LINK**

(2) Duval County COJ Property Search, it only takes 2 minutes to check this daily to protect your most valuable Asset. View this link, **(LINK)**. There may/may not be insurance coverage that recoups your losses.

(3) Report to the authorities

- ♦ Federal Trade Commission (FTC) at **LINK**
- ♦ JSO (Jacksonville Sheriff's Office non-emergency) 904-630-0500 at **LINK**
- ♦ FBI: if the crime involves interstate or international elements, consider reporting to the FBI's Internet Crime Complaint Center (IC3) **LINK**

(4) Notify Financial Institutions

- ♦ Your Lender who has your Home Mortgage.
- ♦ Credit Bureaus (Equifax, TransUnion, or Experian). They share the information ; can place a fraud alert on your credit line requiring extra verification for new credit applications.
- ♦ Other Lenders: If you are unsure about any aspect of the process, seek professional advice from a Real Estate attorney, your Lender, or other relevant experts.

(5) Secure Your Digital Accounts

- ♦ Change passwords: If any online accounts were hacked via fraud, change your passwords asap.
- ♦ Enable Two-Factor Authentication: Add an extra layer of security to your accounts.

(6) Seek Legal Counsel

- ♦ Real Estate Attorney: A Real Estate Attorney can help you navigate the legal complexities of Home Title Theft, including filing a Fraud Affidavit with your county's deed records.

(7) Monitor Your Credit Report & Property Records

- ♦ Regularly check your credit report.
- ♦ Sign up for Document Notification Services, ie, Duval County Clerk [LINK](#)
- ♦ Periodically, (preferably Daily) check your Property Record daily, ([LINK](#))

(8) Consider Additional Protection

- ♦ Title Insurance: Should always used when purchasing a home to protect your investment.
- ♦ Title Lock Insurance: Some companies offer monitoring services that may alert you to changes in your property's title. Read the *Federal Trade Commission Consumer Advice*; does Home Title Lock Insurance work. [LINK](#)

(9) Important Considerations

- ♦ Your Mail Box: *You may put a lock on it to protect your mail, see the Feb/2024 HOA Newsletter, last page.*
- ♦ Act Quickly: Home title theft can lead to serious financial consequences, so it is crucial to act immediately upon discovering the theft.
- ♦ Keep Records: Maintain copies of all reports, correspondence, other documentation related to the theft. Create a digital copy as backup.



CHANGES IN HVAC REFRIGERANT

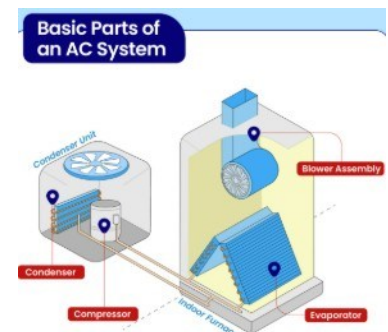
- ♦ **There are big changes underway to HVAC refrigerants in 2025.** **R-410A**, the current standard refrigerant is being **phased out** due to its high Global Warming Potential (GWP). New HVAC systems will use **A2L refrigerants like R-454B & R-32** have lower GWP values.
- ♦ **KEY DATES**: 01 JAN 2025, All newly manufactured residential and light commercial HVAC systems must use the new refrigerants. 01 JAN 2026 is the deadline to **INSTALL** systems made before 2025 that still use R-410A.
- ♦ **WHAT DOES** this mean to you; Existing systems using **R-410A** can still be served, but if your outside HVAC units fails, i.e. a hole in the coolant copper tubing, it may be best to replace both the inside Evaporator/blower unit & the outside Compressor/Condenser unit together.

- ♦ **New 2025 HVAC System changes**

[LINK](#)

- ♦ **How do new HVAC refrigerant affect you?**

[LINK](#)



LEXINGTON PARK COMMUNITY RECYCLING FUNDRAISER

Aluminum / Steel / Copper / Metal
All recyclable materials



**Most beverage cans can be
turned in for cash!**



**ALL PROCEEDS
WILL HELP PAY FOR
OUR PLAYGROUND!**

Please contact Christina Bennett for more info
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