

 PECAN PARK
HOMEOWNERS ASSOCIATION, INC.
at **LEXINGTON PARK**

Volume 2 Issue 11 November 2025

THE EQUESTRIAN DISPATCH

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

- ♦ **All residents are encouraged to attend HOA Board & Committee meetings, but we need Homeowners to VOTE in the upcoming Annual Member HOA meeting, see page 4 & 5.**
- ♦ **“Annual Members HOA Meeting” at the Highlands Regional Library at 1826 Dunn Ave, Jax Fl 32218 on November 21st, Friday at 1 pm. LINK**
- ♦ **ARB Committee** meets every 3rd Thursday at 06:00 pm at the Barn.
- ♦ **Compliance Enforcement Committee** meets the last Thursday each month, at 6 pm at the Barn.
- ♦ **Event Committee** meets monthly the last Tuesday at 6:30 pm at the Barn.
- ♦ **Food Truck:** NOV 14th & 28th (5-8 pm) at the Barn.

NOVEMBER REMINDER

06-16 NOV Jax Agriculture

Fair Downtown (LINK)

10 NOV Marine Corp B-day

11 NOV Veterans day

20 NOV Hanukkah

21 NOV Annual Members HOA meeting

27 NOV Thanksgiving



Editor remarks: The HOA board voted unanimously on October 27, 2025, to raise the 2026 annual HOA dues 15% to meet the current lack of Operating funds of roughly \$90K of Delinquent HOA annual dues for 2025 (ouch). The 2025 HOA dues was \$792, with a 15% increase of \$119 brings the 2026 HOA dues to \$911, which must be paid no later than 31 January 2026. Some properties within the HOA have been referred to the collection agency for delinquent assessments. After the agency has issued the required notices and demand letters, the HOA may proceed with placing a lien on the respective properties in accordance with governing documents and state law. This fact negatively impacted the HOA board's ability to fund HOA services & maintenance this year. *How did we get here?* Our HOA started in October 2016, we had six (6) straight years of no increase in HOA dues. The first HOA dues increase was in 2023, with the second increase in 2026. Vendor costs increase annually just like your families food cost, so our HOA board should consider a modest (3% to 5%) HOA Dues increase annually to keep pace with costs. But first some Budget terms for your reflection...

Budget Balance Statement terms

- ♦ **BUDGETS** are comprised of the following “3” (three) classifications, ***Obligations, Needs & Expectations.***
- ♦ **Obligation** spending is the **primary** purpose of the HOA annual operating budget to maintain the HOA community Assets and Services.
- ♦ **Needs** spending can change based on Economic changes, like **unmanageable debt**. If one or more homeowners are **Delinquent in paying their Annual HOA assessment (aka dues)**, the Loss of their contributions becomes an **Obligation** the **HOA must cover** and can result in disruption to HOA Services and Asset maintenance.
- ♦ **Expectation** spending, also referred to ***Desired or Optional*** spending, (is nice to have but **Not a Mandatory Expense**).
- ♦ **Budget spending** for **Obligation** and **Needs** spending **supersedes all Expectation spending, ie, Events.**

TYPES OF BUDGET LINE ITEMS

MANDATORY spending: a requirement the community is **Obligated to fund** to support HOA Assets and Services.

DISCRETIONARY spending: items the HOA is **NOT Obligated to fund** but is based on the **Owner, HOA board or Committee Desires or Wishful Spending, i.e., Events.**

- ♦ **Request Volunteers** to establish a “**Welcome Committee**” for new Homeowners and Renters & a “**Quality of Life Committee**” to assist neighbors with disabilities, seniors, and life changing illnesses. Helping with their property upkeep such as weeds and debris. It’s a way of improving the quality of life and safety in our neighborhood. Please contact our HOA President at christina.bennett@pecanparkhoa.net.
- ♦ **Request Volunteers** as a “**Block Captain**” who will liaison with your neighbors on your street about their concerns, HOA practices, meetings and more.

CLAY COUNTY OUTREACH
MINISTRY COUNCIL, INC.

PRESENTS

CLAY COUNTY OUTREACH
MINISTRY COUNCIL, INC.

COMMUNITY

MULTICULTURAL
WORSHIP MINISTRY

PRAYER

FREE FOOD

4PM
TO
9PM

EVERY
TUESDAY

OUTREACH

Matthew 25:35-40

WILL BE GIVING OUT FOOD BASKETS TO FAMILIES IN NEED
1125 KINGSLEY AVE. SUITE B ORANGE PARK, FL 32073
BEHIND 1123 KINGSLEY AVE (BLUE AND WHITE BUILDING)

ALERT: OUR STORMWATER RETENTION PONDS

- ♦ Reference the [April 2024 HOA newsletter](#), page 3. ([LINK](#))
- ♦ ***Just a reminder, our ponds do not have fish in them and are not safe to swim in.***
- ♦ Our Stormwater Retention ponds are NOT for FISHING or SWIMMING & **beware of wild game (gators or poisonous snakes) in the ponds.** These ponds ensure our community does NOT flood, considering we have Seaton Creek adjacent to our neighborhood.

“[City of Jacksonville/Public Works/Stormwater Drainage](#). Jacksonville has come a long way in its management of stormwater. State and local regulations require that new large-scale residential and business developments include retention ponds to treat the stormwater that the development receives.” ([LINK](#))

ALERT: INDIVIDUALS TRESPASSING ONTO HOMEOWNERS BACKYARD TO ACCESS A STORMWATER RETENTION POND

- ♦ Homeowners whose backyard abuts a Stormwater Retention Pond at times have experienced a **Trespasser (s) on their Property** to either Fish or Swim in one of the five (5) Stormwater Retention Ponds in our community.

- ♦ ***One homeowner has called the JSO and Florida Wildlife Commission (FWC) numerous times over the years to have Trespassers removed off their property day or night. They had a **Private Property No Trespassing Soliciting Warning Marker** installed to warn anyone accessing their private property before taking pictures of the Trespassers to file a complaint with the JSO and FWC. How would you like a Stranger (s) in your backyard in the morning or at night?***





PLAYGROUND FUNDRAISER “THAT’S MY BRICK”

- ♦ **To date we have seven (7) homeowners who have purchased a brick.** This fundraiser is intended to fund the rebuilding of our playground and avoid the need for a special assessment. **Your Brick will be placed adjacent to the new playground to recognize those who supported this project.** Purchase a **Replica brick (\$50)** as a keepsake. **Read the Brochure LINK.**
- ♦ **How to order:** Donations for Partner 4”x8” rectangular bricks are \$200 and the Community Builder 8”x8” square bricks are \$275 to raise funds for this project. If you have questions, ask Mark at ASGF6834@GMAIL.COM.
- ♦ **You Payment is strictly between you and the “That’s My Brick vendor” with payment options of (Visa, MC, Amex, Discovery). Keep your email receipt.**

*Read the Brochure then go to this **(LINK)** and select **LOGO/TEXT** to Order & Personalize your brick , don’t forget to order a Replica keepsake brick for your home.*

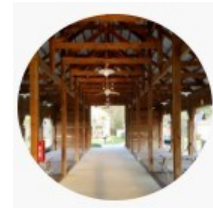
Lexington Park Community Recycling Fundraiser...Aluminum, Steel, Copper, Metal, all recyclable materials. Most beverage cans can be turned in for cash! All proceeds will help pay for our Playground! Please contact Christina Bennett for more info at ...

Christina.Bennett@pecanparkhoa.net



MAKING A RESERVATION FOR THE AMENITY CENTER (the BARN)

Reservation System—30 People Max per Party (\$150)
contact Bill Teske...see the Webpage example below where
to find the **Amenity Reservations** (**LINK**)



MENU

....

[Home](#) | [Events](#) | [HOA Rules](#) | [HOA News](#) | [Pool Key Cards](#) | [Contacts](#) | [Resources](#)

[AMENITY RESERVATIONS](#)

[SUBSCRIBE FOR NEWS](#)

On the Pecan Park HOA webpage example above, select the 
Phrase “**Amenity Reservations**” to get started.....[see the arrow above.](#)

HOW TO PAY YOUR HOA ASSESSMENTS?

Numerous Homeowners failed to pay their 2025 Annual HOA Assessment & it was sent to a Collection Agency, see AUG 2025 HOA NEWSLETTER. ASSOCIA JMJ, has provided a form for you to make this payment...see the FEB 2025 HOA Newsletter on page 5 to learn how to pay your HOA Assessment. [LINK](#)

HOA ARB PAINT COLORS....Select this [LINK](#)



OCTOBER LAWN OF THE MONTH



HOA ANNUAL MEMBER MEETING & ELECTION OF HOA BOARD MEMBERS

HOMEOWNER VOTING RIGHTS: [Articles, Article VI ,Voting Rights, Class A \(page 49\)](#) **see this LINK:** *(A LOT is the land your home is built on. The HOA has (2) classes of Members, Class A (OWNERS) & Class B (Developers aka builders)).* **Class A Members** shall be **entitled to One Vote for each “Lot” owned**, which may be cast by such Member after Turnover (when the builders turn the community over to the HOA and Owners, (on OCT 2016). When more than one person holds an interest in any Lot, **all such persons** shall be **Members**; however, the Vote for such Lot shall be exercised as they shall determine among themselves, ***but in No Event shall more than One Vote be cast with respect to any Lot.*** Notwithstanding the foregoing, if Title to any Lot is held by a husband and wife, either spouse may cast the Vote for such Lot unless and until a Written Voting authorization is filed with the HOA Association. When Title to a Lot is in a Corporation, Partnership, Association, Trust or other entity (with the exception of the Developer (builder)), such entity shall be subject to the applicable Rules and Regulations contained in the Articles and Bylaws. Provided, however, if any Owner owns a Reconfigured Lot, for so long as such Reconfigured Lot contains only one Single family Residence, the Owner thereof shall have only One Vote in Association matters.

[Reference BYLAWS Article III, Section 4 \(Voting\) page 56, see this LINK.](#) Members (homeowners) shall be entitled to such Votes as more fully set forth in the Articles. Matters shall be deemed approved if approved by a Majority of Votes represented at a duly noticed meeting at which a Quorum is present in Person or by Proxy. Decisions that require a Vote of the Members (owners) must be made by the concurrence of Members (owners) holding a least a Majority of the votes present in person or proxy, represented at a Meeting at which a Quorum has been attained in person or by proxy.

[BYLAWS Article III, Section 5 \(Quorum\) page 56, see this LINK.](#) *The Presence at the meeting of Members (owners) or Proxies entitle to Vote Thirty (30%) of the votes of the Membership shall constitute a Quorum for any action, except as otherwise provided in the Articles of Incorporation, the Declaration, or these Bylaws (aka Governing Documents).*

(FYI...simply stated we need 122 Lots (homeowners) out of 405 Lots in the community to vote at the Annual Members Meeting (to attain this Quorum) to keep the existing HOA board or vote in new member (s). This is also your only opportunity annually to run for election for the HOA board. *To date we have never attained this Quorum, resulting in the HOA board continuing as is that year.* Your attendance at HOA meetings/Townhalls ensures you are informed how our community is managed and if you wish to maintain or make a change to the HOA board. The HOA Board is answerable to homeowners, only if you Vote.)

[BYLAWS Article III, Section 6 \(Proxies\) page 56, see this LINK](#). At all meetings of Members, each Member (owner) may Vote in Person, or by Proxy. All Proxies shall be in Writing and Filed with the (HOA) Secretary. Proxies shall be Dated, state the date, time and place of the Meeting for which it was given and be signed by the Person Authorized to give the Proxy. A Proxy may Permit the Holder to appoint in writing a substitute holder. Any Proxy shall be effective only for the specific meeting for which originally given and any lawfully adjourned meetings thereof. A proxy is not Valid for a period longer than ninety (90) days after the date of the first meeting for which it was given. A Proxy is Revocable at any time at the pleasure of the Member (owner) who executes it. Proxies need not be notarized.

(FYI) What a Proxy Does

- ♦ **Representation**: The proxy holder (often a neighbor or HOA board member) attends the meeting and votes as if they were the homeowner.
- ♦ **Quorum Support**: Proxies help HOAs meet quorum requirements, which are necessary to conduct official business. (We need a Vote quorum of 122).
- ♦ **Flexibility**: Homeowners can still participate in decisions even if they're traveling, busy, or otherwise unavailable.

(FYI) Types of Proxies

- ♦ **Directed Proxy**: Specifies how the proxy holder (your neighbor or HOA board member) must vote on particular issues.
- ♦ **Undirected Proxy**: Gives the proxy holder (your neighbor or HOA board member) the discretion to vote as they see fit during the meeting.

[BYLAWS Article III, Section 7 \(Waiver & Consent\) page 56, see this LINK](#).

Whenever the Vote of Members (owners) at a meeting is required or permitted, the meeting and vote may be dispensed with if the applicable percentage of the members who would have been required to Vote upon the action if such meeting were held, shall consent in writing to such action being taken. Any such consent shall be distributed in accordance with the rules and regulations adopted by the Board of Directors & an executed copy shall be placed in the minute book.

[BYLAWS Article III, Section 8 \(Order of Business\) page 56, see this LINK](#). The order of business at the [Annual Meeting of Members](#) shall be as follows: Call to order; Calling of the roll and certifying proxies; Proof of notice of meeting or waiver of notice; Reading and disposal of unapproved minutes; Election or appointment of inspectors of election; Nomination and election of Board of Directors; Reports; Unfinished business; and Adjournment.

[BYLAWS Article III, Section 9 \(Adjournment\) page 56, see this LINK](#). The adjournment of an Annual or Special meeting to a different date, time or place must be Announced at that meeting before adjournment is taken or Notice must be given of the new time, date or place in the same manner as notice is given for such meeting. Any business that might have been transacted on the original date of the meeting may be transacted at the adjourned meeting. If a new record date for the adjourned meeting is or must be fixed, notice of the adjourned meeting must be given to persons who are entitled to vote and are Members (owners) as of the new record date but were not Members (owners) as of the previous record date.

[\(FYI: We pay HOA dues to manage and maintain shared aspects of our residential community while enforcing rules that promote harmony and protect property values...so Vote!\)](#)

NEW FLORIDA LAWS EFFECTIVE 2025

- ♦ **(SB 279) False Reporting...**If convicted of SWATTING (making False Emergency calls) [LINK](#)
- ♦ **(HB 351) Dangerous Excessive SPEEDING...as exceeding the speed limit by 50 mph or recklessly driving faster than 100 mph.** [LINK](#)
- ♦ **(HB 593) DANGEROUS DOGS (Pam Rock Act)...***Pam Rock, a 62-year-old Putnam County mail carrier was mauled to death by five dogs after her USPS truck broke down in 2022.* [LINK](#)
- ♦ **Senate Bill (SB 612) Unlawful Distribution of Controlled Substances Resulting in Death,** *a Capitol Felony for anyone under 18 who distributes controlled substances...Cocaine, Opiates, Meth, Fentanyl and more that results in the death of the user. What it means to you ...* Imprisonment up to 15 years and/or a fine of \$10K and more. [LINK](#)

- ♦ **Senate Bill (SB 612) Unlawful Distribution of Controlled Substances Resulting in Death**, a *Capitol Felony* for anyone under 18 who distributes controlled substances...Cocaine, Opiates, Meth, Fentanyl and more that results in the death of the user. *What it means to you ...*
Inprisonment up to 15 years and/or a fine of \$10K and more. [LINK](#)
- ♦ **Senate Bill (SB 150) Chaining animals**, this is a Felony to abandon an animal while leaving it chained up during a natural disaster. [LINK](#)
- ♦ **Senate Bill (SB 948) Flood Disclosures**, requires *Landlords* to disclose certain details about flood risks and flooding at the property to prospective tenants. The law requires that **people trying to SELL their Home must disclose** any flood damage that occurred while they lived there. [LINK](#)
- ♦ **Senate Bill (SB 1168) Tracking devices**, during the commission of a dangerous crime, places a tracking device on someone's property without consent is a 2nd degree felony. [LINK](#)
- ♦ **Senate Bill (SB 1804) Human Trafficking for Exploitation** applies to adults who knowingly start, manage, plan or fund the human trafficking of *children under 12 years old & people who are mentally defective*. [LINK](#)
- ♦ **NOTICE**: Fla. Gov. Desantis signed Fla Bill # CS/CS/HB **1203/2024** (**Homeowners' Associations**) and became law on July 1st, 2024. It provides educational requirements for HOA Directors, CAMS and provides **criminal penalties** if a *HOA officer/director*, or Manager accepts a **kickback**. *Your attendance to HOA meetings is Crucial.* [LINK](#)

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The End

