

# THE Village Voice

www.vopjax.com

The Villages of Pablo - September 2022

## VOP Board of Directors Letter

Hello VOP!

As we head towards fall (it's coming, really!), I wanted to take a quick minute to look back at a great summer here in the neighborhood. Kudos to the volunteers who organized and ran an amazing 4th of July Family Fun fest celebration! What a great party for everyone. And a great way to show off our updated Amenity Center. Like the Harvest Fest, 4th of July has become such a great VOP tradition! By the way, Harvest Fest is scheduled for October 29th, so get it on your calendar.

As we all continue to try and survive the road construction on San Pablo, we're happy to at least be able to have a wonderful new entrance on the southside. We turned a

very difficult situation into a great improvement for that entrance. Due to an error by our landscape company, we lost a great number of bushes in both the road island and the lake garden. Fortunately, they did the right thing and offered to replace the dead bushes in the lake island and completely redo the road island garden – at no expense at all to the neighborhood! Everything looks great and we are thankful to Koehn Landscaping for their willingness to correct their mistake.

A couple other things to look forward to this fall: How about a Jaguars winning season? Well in case that doesn't come about, you can count on the Fall Yard Sale on September 17th and the annual Homeowners meeting at the Amenity Center on November 7th.

Hope back to school has gone well for everyone in that stage of life. And we hope you all have a fantastic fall.

John Laurence



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# Homeowners Meeting Dates

We are listing an annual schedule of the community meetings so you can plan your time in advance to attend. We encourage your participation and hope this will help increase attendance. Remember to submit agenda items to BCM Services at least three days in advance of the meeting. The VOP Board agreed to (5) meetings throughout the year with email progress updates monthly. Meeting dates are September 12. **ANNUAL HOME OWNERS MEETING** will be on **Nov. 7**. All meetings will be held at VOP amenity center at 6:30pm.

## 2022 VOP Board of Directors

*The six elected individuals and other community leaders are:*

John Laurence, President  
[johnplaurance@me.com](mailto:johnplaurance@me.com)

Don Colbert, Vice President/Special Events  
[dcolbert@bellsouth.net](mailto:dcolbert@bellsouth.net)

Ed Coulther, Vice-President/Amenity Center  
[vopboard@comcast.net](mailto:vopboard@comcast.net)

Al Henson, Vice-President/Amenity Center  
[ahenson1226@gmail.com](mailto:ahenson1226@gmail.com)

Scott Snyder, Vice President/Secretary-Treasurer  
[scott\\_d\\_snyder@comcast.net](mailto:scott_d_snyder@comcast.net)

Kelly Dewitt, Vice-President/New Activities  
[kellyjdewitt@gmail.com](mailto:kellyjdewitt@gmail.com)

Email addresses are given so that any resident can get in touch with these people regarding special projects, volunteering for special events, to join a committee or to submit agenda requests for a board meeting. While we have included these emails so that they are accessible, please be respectful of their privacy and use good judgment when contacting them.

## ADDITIONAL COMMUNITY LEADERS:

Greg Michael, Adopt-A-Mile Program

If you are interested on being on this Committee please contact Greg Michael at 223-9764.

**Please remember that your first call for problems or questions about the community should be directed to the management company, BCM Services, listed below.**

Blaine Anderson  
BCM Services, Inc.  
920 Third St., Suite B  
Neptune Beach, FL 32266

Phone: 242-0666  
Fax: 242-0670  
[banderson@bcmervices.net](mailto:banderson@bcmervices.net)

## VOP Babysitters List

NAME	PHONE #	BIRTHDATE
<u>Katherine Cameron:</u> "American Red Cross" babysitter course, infant and child CPR certified, Safe Sitter" babysitter course, experienced with all ages	821-4644	9/98
<u>Sara Couch:</u> CPR certified, Babysitter course,	536-1246	2006
<u>Lily Gunning</u> "American Red Cross" babysitter course. Can work during day too.	403-3333	9/02
<u>Lilly Mauti</u> "American Red Cross" babysitter course.	514-1474	7/96
<u>Cathy Windham</u> Active FL Licensed RN	514-0205	

TO BE INCLUDED IN THE 2020 BABYSITTERS LIST, YOU MUST CONTACT JANA COLBERT AT 708-9343 OR E-MAIL TO [dcolbert@bellsouth.net](mailto:dcolbert@bellsouth.net).

# Events Calendar for 2022

DATE	EVENT	TIME	LOCATION
Sept. 12	Community Board Meeting	6:30 pm	Gazebo/Pool Area
Sept. 17	VOP Fall Yard Sales	8:00 am	Each Home
Nov. 7	Annual Homeowners Meeting	6:30 pm	Gazebo/Pool Area
Oct. 29	Harvest Fest - Food and entertainment provided	5-8 pm	Gazebo/Pool Area
Wednesdays	Food Trucks	5:30-8 pm	Gazebo/Pool Area
Feb. 13, 2023	Community Board Meeting	6:30 pm	Gazebo/Pool Area

Please mark your calendar and plan on supporting these events. If you have any questions or would like to become involved, please call the info. line at 337-1094. We welcome your input.

## *VOP Knows How to Have FUN!*



**VILLAGES OF PABLO HOMEOWNERS ASSOCIATION, INC.**

c/o BCM Services Inc | 920 3rd Street, Suite B | Neptune Beach, FL 32266 | Phone (904) 242-0666

Community Board of Directors Meeting Minutes | June 6, 2022

The Board of Directors held a meeting on June 6, 2022 at Villages of Pablo Pavilion at 6:30 p.m.

**BOARD MEMBERS PRESENT:**

John Laurence, Don Colbert, Ed Coulther, Kelly DeWitt and Scott Snyder. Also in attendance was Blaine Anderson of BCM Services.

President John Laurence called the meeting to order at 6:40 p.m. This was also held via Zoom.

A quorum was established at the Board Meeting on 6/6/2022.

**REPORTS:**

***Old Business (Committee Reports):***

Amenity Center Updates:

New Roofing on all the buildings

Guard Shack was removed at no cost to the association due to volunteers

Pool Chairs are due to be restriped

Palms being moved to Lap Pool

Queen Palm being added

Area by the entrance is being resodded

Pool Tiles to be glued

San Pablo Road is still in progress and looks to be completed by 2024, April

AT&T Fiber install is about 1/3 of the way to be done and issues are handled by Ashley at 904-312-0311

***Landscape***

Addressing the dollar weed issue

The walking path to be trimmed by Koehn for walkers and bikers

***New Business***

**UPDATED GUIDELINES FOR COVENANT COMMITTEE AND ENFORCEMENT**

Scott made a motion to approve the Enforcement Process that was presented with the addition of the verbiage to add the hearing before the board.

Kelly 2nd

Passed 5-0

Committee agreed to the Guidelines and their qualifications and responsibilities. The committee will consist of the following homeowners:

Dorothy LaRosa

Chris Kelly

Kathy Davitt

Bob Cowman

Dennis Depriest

Pending the additional member of David Kolster

**UPDATED VILLAGES OF PABLO STANDARDS AND COVENANTS**

Reviewed the updated Standards and covenants with the changes from the committee

Ed Motioned to add the changes

Kelly 2nd

Passed 5-0

**BUDGET AND FINANCIALS:**

Blaine discussed the financials as of 5/31/2022:

Money Market Account is \$113,998.26

Operating Account is at \$224,077.42

Outstanding dues are currently \$26,234.90

***Update on Block Captains***

Kathy Davitt stated that 26 people have volunteered

There being no further business, the meeting adjourned at 8:14 P.M.



# VOP HARVEST FEST

**Saturday October 29th  
5:00pm - 8:00pm  
Amenity Center**



***Bono's BBQ  
DJ, Bounce House  
Cornhole Tournament, Kids Costume  
Contest and Hours of Fun for All!  
No Need to RSVP!***

## *Classified Ads*



**GREEN EYE ENTERPRISE LLC:** Residential and Commercial Cleaning Service. Over 15 years of experience in detailed cleaning. Call 904-600-6260 or email: [Greeneycenterprise@gmail.com](mailto:Greeneycenterprise@gmail.com)

**LOOKING FOR FRESH BAKED,** wholesome Gourmet Dog Treats? [BARKNBAKE.COM](http://BARKNBAKE.COM) is your VOP neighbor! Free delivery! Call 904-966-1365

**PET SITTING** and dog walking, Call Bella Velasco 904-881-6794.

**CNA:** Looking for private care in your home for your loved one. Excellent references. Call Sonia at 904-343-1881.

**PURPLE HEART POOL CARE INC:** We love our community & we are offering free estimates and discounted pricing for all VOP residents. Call Chad at 904-312-4828. A Veteran owned and operated business.

**DENNY HERMAN REPAIRS:** Decorating & Home Repair, painting, ceramic tile, concrete work, repairs. No Job to Small! Resident of Villages of Pablo. Call 904-635-0956.

**CAREGIVER / BABYSITTER:** I can babysit young or elderly or help someone recovering at home. I'm a active FL Licensed RN with 40 years experience with ED and post surgical care. Call Cathy at 514-0205.

**PET SITTING OFFERED:** Animal care: dog walking, cats, birds. Will give loving attention while you are away. Mature woman, retired, V.O.P. resident. Gloria 223-3364.

**GPE GROUNDS KEEPING INC:** A home and landscape innovation company, grounds keeping, landscaping services and lawn maintenance, free estimates, licensed and insured. Call 536-0907. [Gregorypall@yahoo.com](mailto:Gregorypall@yahoo.com)

**LOOKING FOR A PET SITTER?** I'm reliable and reasonable. Call Mary Sullivan at 821-0349.

# Meet Our VOP Block Captains



Kathy Davitt 904-312-2530: Bluffton Crt. /Drakes Pt. Dr.  
Elizabeth Duke 904-401-9069: Bluffton Dr./ Drakes Pt. Crt.  
Kristi Mathews Hart 904-238-4703: Bluffton Dr./ Footbridge Ln.  
Nina Frank 571-388-6699: Bluffton Dr. W.  
Vicki Bell Andrews 904-894-9682: Bluffton Dr. W./Drakes Pt. Dr.  
Mary Ellen Kastelic-Albert 904-386-8289: Cambridge Falls Ct.  
Tracey Cooper Veal 904-412-6132: Cashion Falls Ct./ Canyon Falls Dr.  
Lena or Suzanne Queen 904-775-9434: Chesterbrook Ct.  
Melissa Russell 904-962-7009: Dahlonga /Nature Bridge/Grayton  
Donni Welch-Rawls 904-233-6894: Falconhead Dr./Falconhead Ct.  
Peter Chiamardas 804-690-8876: Falcon Crest Dr./Abrams Falls Ct.  
Dorothy LaRosa 904-237-0902: Falcon Crest Dr./Stonehedge N/S  
Jana Colbert 904-708-9343: Twin Falls Dr. W/E/CT  
Sean/Natalie Specie 352-586-7994: Mystic Falls/Canyon Falls Dr.

Ian Perry 904-524-7554: Lumberton Falls  
Tim Sprink 904-631-2339: Canyon Falls Dr.  
Cindi Albright Patrick 215-872-7851: Canyon Falls Dr. E.  
Jim Hutnyk 904-504-0979: Crystal Cove Dr.  
Sonja Taranto 904-343-1881: Crystal Cove Dr. S.  
Jill McCauley 904-504-7860 Hampton Falls Dr. / Little Falls  
Jill Winkleman 904-434-4886: Hampton Falls Dr. /N/W  
Piper Prinzi 904-485-0344: Waverly Falls CT/E/W  
Tanya McAvoy 904-535-5172: Waverly Falls CT/E/W  
Candice Gross 904-868-8855: Sebastian Ct./Granite Falls Ct.  
Alice Wheeler Slater 904-962-9680: Rockford Falls Dr. N/S

Finally, after too long, we have enough wonderful volunteers to reinstate the Block Captains. Not only do we deliver newsletters, we will serve as a more local contact on your street to help in giving out information. You can feel free to contact us if you are having any issues on your street and we can help get you to the correct person to help. We will be the organizers of Block Partys so we can get out and get to know our neighbors again! We hope to be able to do luminaries for the whole neighborhood again, along with welcome baskets for new neighbors moving into our neighborhood. We are trying to compile a resource for neighborhood businesses and neighbors willing to lend a helping hand to our neighbors who may be struggling. We will also be happy to listen to any ideas and see if we can implement them. We truly feel it does 'Take a Village' and we would like to turn that into caring and helping all of the wonderful residents of our neighborhood. Thank you VOP Neighbors!

## ADVERTISE HERE

### FOR Only \$15

*Place your business card or  
write up a small ad, call Jana for  
more information 708-9343.*

Comfortable Moves with Carol

Cell: 904.635.8936  
Office: 904.269.7117  
carolmccowan@comcast.net

COLDWELL BANKER  
VANGUARD REALTY

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## Newsletter Submission

We appreciate everyone who has contributed to the newsletter. To make creating and publishing this as efficient and cost-effective as possible, please note the following guidelines: We prefer submissions to be emailed as a PDF, Jpeg or Tif or in a Word document using the standard Times New Roman font.

These should be emailed to Jana Colbert at [dicolbert@bellsouth.net](mailto:dicolbert@bellsouth.net) or dropped off at 14137 Twin Falls Dr. W. Some clip art and fonts may not transfer easily. Contributions may be edited for publication.

Photos, business cards, and ads should be clean, clear, in black ink if possible and large enough to be scanned. Photos print best when there is light contrast (not drastic dark and light colors). These can be given to Jana.

Deadline for the next publication will be posted on the message board.

The latest Newsletters are available to view at the VOP website: [www.vopjax.com](http://www.vopjax.com).

**Ad Prices: Business Card, \$15; 1/4 page, \$30; 1/2 page, \$60; Full page, \$120.**

**YOUR VOP REALTOR!**

## THIS REAL ESTATE MARKET HAS BEEN CRAZY!

I'm proud to serve as the VOP Real Estate specialist. Never hesitate to reach out to me with questions about buying or selling and about ***discounts for VOP neighbors.***

Do you get the Monthly VOP Market Report email?  
If not, text or email me and I'll add you to the list!

**JEN KESPOHL, REALTOR**

**904-881-6794**

**JEN@ROUNDTABLEREALTY.COM**



**JEN KESPOHOL, REALTOR**



**DID YOU KNOW  
I ALSO SELL  
BOATS  
AND R.V.'S?**



# FAY PATSOURAKIS

*Neighborhood Expert for Villages of Pablo & the Intracoastal Area*

## “ Testimonials ”

*From your Neighbors*

“Fay is an outstanding Realtor. The services she provided in selling my home was exact and complete. She was always available for questions and answered them promptly. Fay handled all matters very professionally and her follow up was very thorough. I would recommend Fay to anyone I know buying or selling a home. It was a real pleasure having her assist me in a very major transition in my life, as she helped make things happen very quickly. I would like to thank you for providing not only a professional, but very friendly, Realtor like Fay.”

- Donna

“We would like to compliment you on having such a fine agent as Fay. She exudes the highest level of real estate professionalism through her extensive knowledge, skills and abilities. Fay is the perfect role model of what a professional real estate agent should strive to be and one who should be commended for her efforts.”

- Jackie and Ned

All excellent! The “hand-holding” and advice I received going through this process was the best!

- Linda



## *Experience Matters.*

Fay has been the go to Realtor® for over 20 years.

You've probably seen her around passing out calendars to the residents! She loves this community and will answer any of your questions you may have about real estate.

**Do you know the value of your home?**  
Call for a *free* market evaluation for your home!

*Contact Fay for a list of past sales & current sales for Villages of Pablo.*



**FAY PATSOURAKIS**

*Keller Williams Realty*

4116 Third Street, S  
Jacksonville Beach, FL 32250

**904-463-7782**

**kW**  
KELLERWILLIAMS.