

# THE Village Voice

www.vopjax.com

Volume No. IV

Issue No. 30

October 2015

## Board of Directors Letter

Summer is in full swing and the neighborhood looks great!

It's evident each time I drive around the neighborhood, the pride that people are taking in their properties. As discussed in the previous newsletter, the front pool has been re-marcited, a new camera system has been installed at the amenity center and the bathroom building next to the lap pool has been repaired. The men's bathroom work is being scheduled to be complete in the coming weeks. New lights have been installed over the volleyball and basketball courts.

Our annual Homeowners Meeting is set for October 15th at 7:00 p.m. at Alimacani Elementary school. There will be several items discussed that are important to all residents; so please plan to attend or send back your proxy that you will receive prior to the meeting so that your vote is counted. Some of the items being discussed are the playground that was

mentioned in the previous newsletter. The basketball court is deteriorating and will need to be addressed sooner than later. There have been several suggestions on where to put the playground and reducing the basketball court to ½ court was mentioned as a way to make room for the playground. As you can see, this is a major decision.

The holidays are fast approaching and I look forward to watching VOP come alive with holiday spirit. I look forward to seeing everyone at the meeting on October 15th.

Ed Coulther

Villages of Pablo HOA president



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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. Meetings will be held at the BCM office on Thursdays at 7:00 pm unless otherwise posted. **ANNUAL MEETING is October 15, 2012**, Thursday at 7:00 pm at Alimacani Music Room.

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## *2015 VOP Board of Directors*

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

Ed Coulther, President  
[vopboard@yahoo.com](mailto:vopboard@yahoo.com)

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

Kelly Dewitt, 2nd Vice-President  
[kdewitt85@gmail.com](mailto:kdewitt85@gmail.com)

Mary Price, Treasurer/Secretary  
[oceanspike@comcast.net](mailto:oceanspike@comcast.net)

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

### ***ADDITIONAL COMMUNITY LEADERS:***

Nick Graziano, Adopt-A-Mile, Home 223-3954

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

Michael Coleman or Darlene Harris  
BCM Services, Inc.  
920 Third St., Suite B  
Neptune Beach, FL 32266

Phone: 242-0666  
Fax: 242-0670  
[mcoleman@bellsouth.net](mailto:mcoleman@bellsouth.net)

## *Events Calendar for 2015*

DATE	EVENT	TIME	LOCATION
Oct. 15	Annual Homeowners Meeting	7:00 pm	Alimacani Music Room
Oct. 24	Harvest Fest - Food and entertainment provided	6-9 pm	Gazebo/Pool Area

Check out the VOP website for more information regarding these events at [www.vopjax.com](http://www.vopjax.com). Please mark your calendar and plan on supporting these events. If you have any questions or would like to become involved, please call info. line at 337-1094. We welcome your input.



## *VOP Events Are Always Fun!*



## *VOP Babysitters List*

### **NAME**

Megan Arsenault:

Works in Church Nursery, experienced with children and infants

Katherine Cameron:

"American Red Cross" babysitter course, infant and child CPR certified, Safe Sitter" babysitter course experienced with all ages

Tiera Colbert

Works in Church Nursery, experienced with children and infants

Lilly Mauti

"American Red Cross" babysitter course.

Miranda Marvel:

"American Red Cross" babysitter course, years of babysitting, all ages

Barb Spiwak

Mother and also Grandmother

### **PHONE #**

992-8670

821-4644

992-9420

514-1474

710-3756

992-6770

### **BIRTHDATE**

12/01

9/98

12/01

7/96

11/95

TO BE INCLUDED IN THE 2016 BABYSITTERS LIST, YOU MUST CONTACT JANA COLBERT AT 992-9420 OR E-MAIL TO [dlcolbert@bellsouth.net](mailto:dlcolbert@bellsouth.net).

**VILLAGES OF PABLO HOMEOWNERS ASSOCIATION, INC.**  
920 THIRD STREET, SUITE B, NEPTUNE BEACH, FL 32266 (904) 242-0666  
**COMMUNITY BOARD OF DIRECTORS MEETING MINUTES**

The Board of Directors held a meeting on May 21, 2015, at BCM Services at 6:30 p.m.  
Present at the meeting were Ed Coulther, Don Colbert, John Laurence, and Kelly DeWitt. Also in attendance was Michael Coleman of BCM Services and Tom Rowand of R&D Landscaping.

President Ed Coulther called the meeting to order at 6:45 p.m.

**OLD BUSINESS:**

Waived Reading of minutes from the previous board meeting of February 26, 2015  
Pool remarcite completed  
Brick wall columns were repaired  
Pool decks were pressure washed  
Pool lights replaced at Amenity Center

**MISCELLANEOUS:**

Discussed checking/repairing the fence at Mystic Falls Drive  
Discussed concerns over entry flowers  
Board would like R&D to provide pictures of available options  
Discussed concerns over bad lawns in the neighborhood  
Violation letters update  
Concern over wasps in Pavilion and Gazebo  
Bathroom entry doors need to be replaced

**FINANCIAL UPDATE – Michael Coleman**

All operating expenses year-to-date were \$14,100 under budget

**MICHAEL COLEMAN – VIOLATIONS/ARC**

There are currently 47 outstanding violations  
The majority are lawn issues

**2015 VOP OFFICERS**

Ed Coulther – President  
Don Colbert – Vice President  
John Laurence – 2nd Vice President/Landscape  
Mary Price – Secretary/Treasurer  
Kelly Dewitt – Board Member

**2015 ANNUAL MEETING DATE**

October15, 2015

**2015 COMMUNITY EVENTS**

Harvest Fest - 10/24/15

***2012 VOP Adopt-A-Mile Committee*** *By Nick Graziano*

Many thanks to all of the following members of the VOP Adopt-A-Mile Program:

Greg Michael  
Ray Worthery  
Dionne Holland  
Jim Augherton  
Michelle Cameron

Wayne Lachowitz  
Elizabeth Tisio  
Gina Reynolds  
Tim Sprink

Mick Corwin  
David Kolster  
Suzanne Rawlings  
Nick Graziano

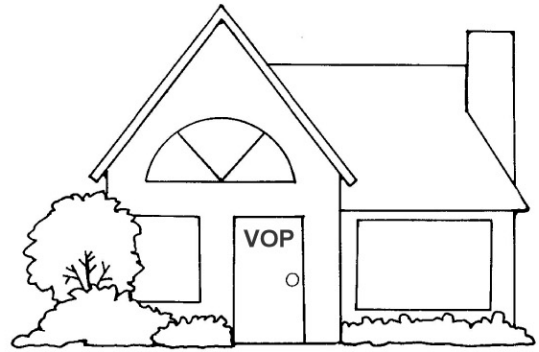
Your time and efforts are appreciated by all of the residents living here in the Villages of Pablo. Thanks for a job well done. If you are interested on being on this Committee please contact Nick Graziano at 223-3954.



# Neighborhood Notes

**VOP ANNUAL HARVEST FEST:** Will be held on Saturday, October 24 from 6-9pm at the Gazebo/Pool common area. Come out and enjoy the food, DJ music, Horse and Buggy ride through the Neighborhood, Bouncy House and fellowship with your neighbors.

**ADOPT A MILE...** Is a team that helps to keep the common grounds through out Villages of Pablo clean from litter. If you are interested in being on this committee please contact Nick Graziano at 223-3954.



**PLEASE REMEMBER** that although the speed limit in the neighborhood is 30 mph, with school back in session, it's more important than ever to slow down and watch for pedestrians. Also, please obey all stop signs. Too many close calls have been reported. Please remember that when parking on the street, you must park in the direction of the flow of traffic, not against it. Enforcement has been increased with the start of the new school year; so we should be mindful of our speed and stop signs, not just throughout the school year but at all times.

**GOT MOSQUITO'S** Call 630-city and say come spray my street. It's a free service the more we call the more they'll come.

**THE LACK OF ANIMAL** control by the pet owners and dog walkers in VOP has been creating damage to the grass and some plants. Some owners allow the dogs to go in private areas where they should not be allowed to relieve themselves. Urination kills the grass as well as plants. Allowing pets to go on others private property is against Jacksonville's city ordinance. Please be respectful to others property and curb your animals.

**DRIVEWAYS ARE PRIVATE PROPERTY.** Neighbors' driveways should not be used as public turn-a-rounds. Many of the homes in VOP have had the broken driveways repaired or had a new driveway poured. Please be respectful to your neighbors by using the cul-de-sac roadways to make your turns not driveways.

**IMPROVEMENT IDEAS...** If you have any ideas on how to better our community, or if you have concerns, please contact our management company, BCM at 242-0666.

**IF YOU'VE GOT NEWS OF A SPECIAL ANNOUNCEMENT** Please email Jana Colbert, [dlcolbert@bellsouth.net](mailto:dlcolbert@bellsouth.net) so we can include your Neighborhood Notes in our next edition of "The Village Voice" and on the [www.vopjax.com](http://www.vopjax.com) website and Facebook.



**WE'VE HAD SEVERAL ACTS OF VANDALISM/THEFT** to vehicles over the past few months. Please remember to lock your vehicles. While this isn't 100% foolproof, it certainly is a deterrent. If the door is locked, they will usually move on to search for cars that are already unlocked. Always keep an eye out for your neighbors. If you see their garage door open, let them know. Are there car windows rolled down at night time? Point it out to them. We can all do our part to help protect ourselves, each other, and our property.

## FACEBOOK



Join our new Facebook page Important messages will be posted as needed.

## WE NEED YOU...

...to get involved in our neighborhood happenings. Looking for volunteers for the Entertainment, Social and Beautification Committees. We need your input or can use your help planning for upcoming activities. Call the info. line at 337-1094.

Check out our new updated VOP website.



[www.vopjax.com](http://www.vopjax.com)

## 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 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.

All newsletter submissions MUST be submitted in writing.

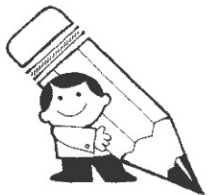
Photos, business cards, and ads should be clean, clear, in black ink if possible and large enough to be scanned.

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.**



## Classified Ads

**ROYAL CUT LAWN & TREE:** Licensed & workman comp. All your landscape needs, Flowers, shrubs, mulch, sod & tree pruning. Call Randy 221-5893 or cell 343-3899.

**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) VOP residents for 20 years.

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

**CREATIVE EVENT PLANNING BY CARMELLA:** For a flawless event with attention to details, Let us do the work, while you enjoy your guest. Weddings, Bat and Bar Mitzvahs, Quince, Corporate Events, Fundraisers & Graduations. 904-887-0051 [eventsbycarmella@gmail.com](mailto:eventsbycarmella@gmail.com), [www.creativeeventplanningbycarmella.com](http://www.creativeeventplanningbycarmella.com)

**LOCAL VOP NOTARY PUBLIC AVAILABLE.** Contact Jan Spence at 821-9309 if you are in need of notarization of documents.

**LOVE IN ACTION:** My church "Southside Assembly of God" has a food and clothing closet, to which they give help to needy families. If you have any old clothes you would like to donate please call me and I will be glad to come pick them up. They especially need childrens and skinny Men's clothes. Thank you, Jana 992-9420.

Comfortable Moves with Carol

Cell: 904.635.8936  
Office: 904.269.7117  
[carolmccowan@comcast.net](mailto:carolmccowan@comcast.net)

COLDWELL BANKER  
VANGUARD REALTY

Frank Wright  
REALTOR®, CDPE®, e-PRO®, LMC®

Mary Beth Lonergan  
REALTOR®, e-PRO®, LMC®

**Weichert Realtors**  
Crown Properties  
163 Palencia Village Dr. Suite 110  
St, Augustine, FL 32095

TwoBeachNuts.com

904-534-7655  
[FWright2015@gmail.com](mailto:FWright2015@gmail.com)

904-655-5587  
[MBLonergan@gmail.com](mailto:MBLonergan@gmail.com)

Each Office is Independently Owned and Operated

## Home Tips Everyone Can Use

*By Lou Prinzi, Professional Home Inspector*

### Visual Inspections Key to Garage Door Safety

As long as garage doors go up and down... and do so in a reasonably quiet fashion... most homeowners don't give this important entryway much thought. But get locked out of the front door, or have the garage door freeze in place (up or down) and it will loom front and center on everyone's mind. Not only are ingress and egress blocked, but cars, bikes, lawn mowers and other equipment may be inaccessible.

Experts make several suggestions when it comes to garage door maintenance. The first and easiest one is a visual inspection that can be carried out monthly or bimonthly by standing inside the garage with the door closed. A visual examination of the garage door springs, cables, rollers, pulleys and mounting hardware may reveal signs of wear or damage. Things to notice in particular are cable wear or fraying, loose hardware or anything that doesn't look or sound right. At this point, closer inspection by a professional may be warranted.

It is easy today to take the operation of an automatic garage door for granted. In fact, automatic doors were a rarity fifty years ago, and when first included in new construction, not always installed with safety in mind. A federal law, enacted in 1992, changed that, requiring all doors manufactured after Jan. 1, 1993, to be equipped with a reversing mechanism and a sensor to prevent entrapment. The U.S. Consumer Product Safety Commission (CPSC) prompted the law to reduce the number of deaths to children who become entrapped under garage doors with automatic openers.

If an automatic door does not include these features, it is recommended that the system be replaced for safety reasons. Doors that are equipped with pressure sensors can be tested by placing a 2 x 4 on the ground underneath the closing door. This will allow the door to press against an unyielding object. If the door does not automatically reverse direction, the door should be immediately serviced by a trained technician. Testing the force it takes to reverse the door can be done by holding the bottom of the door with hands outstretched and firm. If the door continues to close, the sensor could be set too high and there may be an issue.

To test the photo eye sensor, if that is the system in the garage door, waving an object such as a broomstick in front of one of the door's photo eyes should cause the door to reverse direction. If the door continues downward, and cleaning the eye with a cloth does not help, a technician should be enlisted.

Depending on the age of the garage door, it may be come with self-lubricated or plastic parts that need no oil. In an older door, that may not be the case. After using a leaf blower to remove any debris trapped in the door tracks (this can also be done using a rag or brush), a small amount of spray lubricant applied to door hinges, rollers and tracks may keep the mechanism sliding smoothly. You can buy a can of "garage door lubricant" at Home Depot or Lowes. The rubber seal on the bottom of the garage door is an important line of defense against rodents and other pests, as well as dirt, debris or moisture. If the rubber seal has hardened or chipped, the seal should be replaced. This can be done for under \$100.

Although it's easy to forget, it never hurts to clean and inspect the interior door leading into the house in an attached garage. This should be done at least every other year, if not every year. To keep energy from escaping into and out of the garage, this door should be properly weather-stripped with a threshold seal that fits snugly against the bottom of the door.

Most building codes require this door to be fire-rated and self-closing. If the door is damaged or put in place before more stringent fire codes were enacted (or a pet hole was cut into it), a new fire-rated door can be purchased and installed. Check with your local municipality for exact building codes.

# Cherry's & Detailing



## Pressure Washing

# 904-333-9782

## WE COME TO YOU!!!



## First Choice BUILDING INSPECTIONS

[www.ChooseFirstChoice.com](http://www.ChooseFirstChoice.com)

(904) 223-0068

Villages of Pablo  
Newsletter October 2015

*Upcoming Events in Villages of Pablo*

Saturday, October 24th  
6:00-9:00pm  
Gazebo/Pool Area



Horse and Buggy Ride  
Through the Neighborhood,  
Food Trucks, Jumpy House,  
Music and Dancing.

**ANNUAL HOMEOWNERS MEETING**  
Will be held at Allimacani Music Room on  
Thursday, Oct. 15th at 7:00pm. This is an  
opportunity to recap the year and look for-  
ward to growing together into the future.



**RESERVATION**

**REQUIRED**

**FOR FOOD TICKET**

**Call Info line at 337-1094**

Leave name and number of people  
attending by Oct. 17th.