

Fall VOP Newsletter – President's Letter

Happy Fall Everyone! It's hard to believe we're actually heading quickly towards the end of another year! Good news is, that means Thanksgiving and Christmas are just around the corner. It's a great time of year.

It's been a good year in VOP, especially for property values. If you're keeping track, property values are up around 17% and many houses are actually selling for ABOVE their asking prices. If someone is desiring a home in our neighborhood, they are needing to act fast!

There's been a real positive development with our landscape partners. Koehn Outdoor has assigned us a new project manager. His name is Robert Beladi and he is awesome. He comes from the golf course industry as a superintendent and his attention to detail has been terrific. We are excited to have Robert heading up our landscaping.

I'd like to update you on a couple of major happenings that will impact our community. The largest is the San Pablo road-widening project that will be occurring over the next two years for all of the neighborhoods along San Pablo. I had a long conversation recently with Jonathan Page from JTA about the project. He will be our close contact as we go through the process. Here is the update that he gave me:

The project is now slated to begin in late November or early December, although right now that is a pretty optimistic timeline. They have executed most of what they have needed to execute with St. Johns Water Management, the Army Corp of Engineers and DEP, but there are still some loose ends being finalized. But Jonathan is hopeful for that start date. Once the project is officially online, it is scheduled to take 700 days to complete (about two years). JTA is apologetic for the disruptions, but there will clearly be disruptions.

One of my personal concerns going in is what will happen to all of our great tree canopies along San Pablo, especially the ones along VOP property. I expressed that concern to Jonathan and he has assured me that the very minimum will be done when the tree clearing process begins. To insure that he has already made notes in our project record that we are concerned and he also plans to schedule a walk through for him, the project manager and myself before any tree trimming begins.

The bottom line is that we'll probably lose all of our crepe myrtles along San Pablo, but the tree canopies will only need to be trimmed to 15 feet above the existing and new road. He does not expect it to be a big issue. I will make sure of that!

I will update everyone at the annual meeting on November 9th. We should have a pretty good idea by then of a more concrete timeline.

If you have interest in seeing more about the project, you can go online and get some general information at <https://mobilityworks.jtafla.com/projects/san-pablo->

[road-beach-boulevard-to-atlantic-boulevard/](#). If you have questions, please reach out to me and if I can't answer them, I will get answers from Jonathan.

Additionally, we have received notification from AT&T that they are about to begin a project to upgrade services in our neighborhood. They will be converting their existing outdated lines to allow for higher internet speeds and more features for residents. No existing service will be disturbed. The project will require digging and boring so be aware that they could be digging in your yard. They have guaranteed to restore any damage done during the process. Door hangers will be placed on residents' doors prior to construction. The door hanger will have the name and contact information for the construction company should any restoration be required. The project is approximately scheduled to start over the next 3-5 months, possibly sooner or later. AT&T will be placing door hangers prior to construction.

If you have any questions about the process, please see the power point and the frequently asked questions document that AT&T has provided. We have posted those on our website (vopjax.com - resident page). If you have questions beyond that, you can contact Bluestreak Construction at any time during the process at 800-869-1615 or by email at customerservice@bluestreakllc.com

The good news...despite the temporary inconveniences, both of these projects will be providing us with long-term gains!

Look forward to seeing you all at the annual meeting. We're hoping for a great turnout!

NOTES:

Just a reminder to everyone that our annual homeowners meeting is coming up soon – Tuesday, November 9 at 6:30pm. To make it easy for everyone, we will once again be holding the meeting at the Amenity Center on the basketball court. So grab a lawn chair and come and join us as we discuss 2022 and beyond at VOP.