

# THE Village Voice

www.vopjax.com

Volume No. IV

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March 2021

## Board of Directors Letter

Hi Everyone!

My name is John Laurence and I am very excited and honored to have the opportunity to be the new President of the Villages of Pablo Homeowners Association. My wife Susan and I have lived in the neighborhood (in three different houses) for 30 years. We've raised our two boys here and made amazing friends in VOP. And we look forward to many more years here watching the neighborhood continue to flourish.

We are so proud of how our neighborhood rallied together to fight COVID-19 in 2020. From the sidewalk chalk art to decorated rocks to rainbows in windows, we supported each other in extraordinary fashion. We now look forward to the rest of 2021 with great anticipation. We expect a great year in the neighborhood!

I don't believe the neighborhood has ever looked better! Property values are rising and doing so at a higher rate than any of our neighboring communities. We have so much going for us – trees, big yards, an amenity center that people love to use, great schools nearby, and quite frankly some of the best people around.

So what will 2021 look like in VOP? We're excited that we will very soon have a new playground that many of you have been desiring. I don't have a final date yet, but it will be this spring. We hope it will be as popular as the rest of the amenity center.

The leadership of VOP will continue to make the general grounds of the neighborhood look better and better. This past year we added a new basketball court, new lighting of the palm trees between the amenity center and the lake, and invested in brand new LED lights that lit up the entrances to the neighborhood.



There will be a continued emphasis on beautification of the neighborhood...we'll be adding a new palm tree to replace the loquat tree that died in the south entrance. We'll be planting a brand new live oak near the bench on the south side of the entrance lake. We will also continue to upgrade our landscaping by exploring a new amenity center garden project.

There is hope of adding back events like the Easter celebration, the 4th of July party and the Fall Festival. We'll keep our fingers crossed that we will have seen the end of the pandemic this year!

Also coming this year will be another edition of SodShare, which has been a big hit over the past three years. If you are needing to rejuvenate your yard with sod, there's no better way to do it with free delivery to your house at a discounted price. Along with Sodshare this year, we will also be exploring a TreeShare event where we will make discounted trees available to VOP residents through a nursery partner. Stay tuned for more on those two events, tentatively planned for April.

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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 April 13, July 13 and November 9. **ANNUAL HOME OWNERS MEETING** will be on **October 19**. All meetings will be held at VOP amenity center at 6:30pm.

## *2021 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.**

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

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

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### *Continued from front page*

Finally, I'd like to personally thank the rest of the VOP board of directors for their passion, commitment and time to making our neighborhood the best it can be. Their selfless work is a large part of the reason VOP continues to thrive. If you see one of them around, thank them for their service. It would mean a lot.

Last, but certainly not least, I want to thank Ed Coulther for his unwavering and dedicated devotion to VOP for nine years as the association president. Along with his wife Janet, they have made our neighborhood a better place to live! Thank you Ed and Janet! We're excited that Ed has decided to stay on the board and serve after stepping down as president.

I look forward to serving the community in 2021. If you have a question, concern, or want to volunteer to help in the neighborhood, please feel free to contact me any time at [johnplaurance@me.com](mailto:johnplaurance@me.com).

Have a great 2021. John Laurence

# Events Calendar for 2021

DATE	EVENT	TIME	LOCATION
March 20	VOP Neighborhood Fun Run/Walk/Stroll/Bike	8:00 am	Through Neighborhood
April 3	Easter Parade Caravan	9:00 am	Through Neighborhood
April 10	Sod Share / Tree Share	TBD	Gazebo/Pool Area
April 13	Community Board Meeting	6:30 pm	Gazebo/Pool Area
April 17	VOP Spring Yard Sales	8:00 am	Each Home
May 22	Kids Fishing Rodeo	9:00 am	Gazebo/Pool Area
July 4	4th of July Celebration	TBD	Gazebo/Pool Area
July 13	Community Board Meeting	6:30 pm	Gazebo/Pool Area
Sept. 18	VOP Fall Yard Sales	8:00 am	Each Home
Oct. 19	Annual Homeowners Meeting	6:30 pm	Gazebo/Pool Area
Oct. - TBD	Harvest Fest - Food and entertainment provided	5-8 pm	Gazebo/Pool Area
Nov. 9	Community Board Meeting	6:30 pm	Gazebo/Pool Area
Wednesdays	Food Trucks	5:30-8 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.

## Keeping it Safe in VOP!



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

**VOP AMENITY CENTER**

**VOP INFORMAL BOARD MEETING MINUTES / Feb.16, 2021**

**BOARD MEMBERS PRESENT**

John Laurence, Ed Coulther, Don Colbert, Kelly Dewitt, Scott Snyder and Al Henson

**DISCUSSIONS BY TOPIC**

***Financial***

2021 Budget Review - Board passed 2021 budget in a vote (6 in favor - 0 opposed)

***Landscaping***

Tree Improvements/Updates

Board agreed to proceed with the purchase of (1) Sylvester palm tree and (1) Live Oak tree

Palm replaces existing and the live oak will be placed very near the "No Fishing" sign (as a point of reference) with no major impacts to the neighbors' view

Using the budgeted monies with overflow earmarked to Maintenance budget item

Approximate cost: Sylvester Palm: \$2750. Live Oak: \$920. Tree Budget: \$5000

Remaining Tree Budget Funds to Maintenance: \$1300

***Sod Share*** (and possibly Tree share)

Tentative dates are weekend of 4/10-4/11 (proposed alternate dates of 4/17-4/18 won't work with Fishing Rodeo)

***Amenity Center/Community Grounds***

Pool Inspection

Health Department conducted pool inspection and with some remediation, pools passed

John to investigate if any outstanding items require attention (tiles/sharp edges)

Playground Update (Ed)

Equipment and area was mapped for construction

Koehn will be taking the sod out

Assembly starts within the next week with an opening as soon as next weekend (4/27/21)

Coordinate opening messaging across signage, Facebook, and newsletter

Windscreen idea tabled until construction is completed

Bathroom Ceiling (Pool)

Ceiling to be repaired with the recommendation of replacing existing multi-pitched ceiling with a flat one.

Approximate cost: \$2100 with Ed to follow-up with Michael/Tate for next steps

Surplus from Tree budget item (approx. \$1300) to possibly offset some of the cost

Additional Amenity Center updates/improvements

Board will hear recommendations from Al and Ed after they meet to evaluate

***Event Planning / Social***

Community Event Planning (COVID dependent)

Kelly to lead a new event project - "Community Walk"

The following events were added to the calendar and will be included in this newsletter:

4/03/21: Easter Parade in lieu of egg hunt?

9/18/21: Community Fall Yard Sale (Ed)

4/17/21: Community Spring Yard Sale (Ed)

TBD - Community Walk (Kelly)

5/22/21: Kids Fishing Rodeo (Ed)

Board Meeting frequency

Board agreed to (5) meetings throughout the year with email progress updates monthly

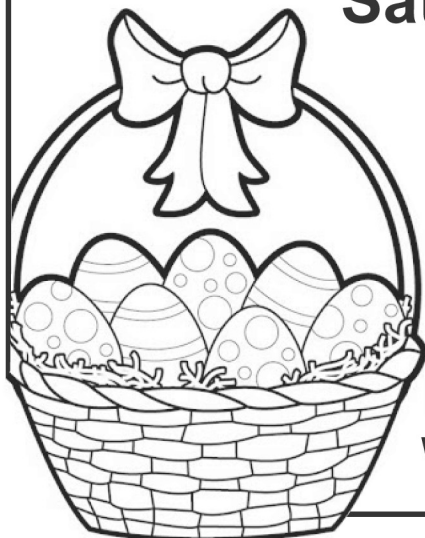
Tentative meeting months would be January, April, July, October, December

All meetings with the exception of October will be held at VOP amenity center.



# VILLAGES OF PABLO EASTER PARADE

**Saturday April 3rd  
at 9:00AM**

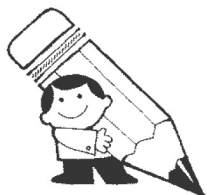


*Please decorate your vehicle in spring attire and join us at the amenity center for a caravan through out the VOP neighborhood.*

***The Easter Bunny will be Present!***

**Let's show the kids that we care about them!  
We hope that next year the egg hunt will return.**

## *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: [Greeneyeenterprise@gmail.com](mailto:Greeneyeenterprise@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.

**"MAE'S BABYSITTING AND PET-SITTING"**. Mae Davidson 904-629-3549

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

**PROFESSIONAL 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.

**COOK LAWN CARE:** Providing reliable lawn care for 28 years in VOP. Call 904-651-9194.

**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.

# Neighborhood Notes

## Neighborhood Fun Run/Walk/Stroll/Bike

VOP residents! Come outside and join us on March 20th from 8am-9am for a fun run/walk/stroll/bike through the neighborhood in a socially distant manner. We hope this will be a great way to see everyone in a safe way, and maybe get a little exercise too! If you aren't able to run/walk/stroll/bike (or however you get around), feel free to cheer on your neighbors from the comfort of your own front yard.

- \* No start/finish line and no official timer (so no planned congregating)
- \* Self-serve beverage stations will be set up along the loop that is made up of Falcon Crest Dr, Crystal Cove Dr, and Canyon Falls Dr.

- \* We encourage everyone to go in a clockwise direction on that loop, but you're (of course) free to go wherever you'd like

- \* Begin and end at your own convenience. Do as much or as little as you'd like, but drink stations will be taken down by 9am

- \* Masks and social distancing strongly encouraged

- \* Participation is at your own risk. Obey all traffic laws, be safe, and be kind to your neighbors!

- \* Information/updates will be posted to the neighborhood Facebook site.

E-mail Kelly DeWitt (KDeWitt85@gmail.com) if you have any questions or would like to volunteer for the event.



## VOP YARD SALES... VOP

Community Yard Sales will be held on Sat. April 17 and Sat. Sept 18 at 8:00. Prepare for this event, save your own advertising expense and collect items to sell at the sale. Notices will be placed on Craigslist and in the newspaper, and signs will be placed at the entrances to VOP prior to the event.

**ADOPT A MILE...** Is a team that helps to keep the common grounds throughout Villages of Pablo clean from litter. If you are interested in being on this committee please contact Greg Michael at 223-9764.

**VOP POSTED SIGNS..** Please follow all posted signs and speed limits while driving through the neighborhood.

## PLEASE HIDE YOUR CANS...

Please help keep VOP looking good. Trash cans should be stored in an enclosure, the backyard or the garage. Doing this will help keep our neighborhood from looking unsightly. Thank you

**TRASH PICK UP...** If your regularly scheduled house or yard trash does not get picked up, you can call the city at 630-2489 and report it to the city.

**ARC** Please remember that many modifications to your home/property require ARC approval. To know for sure which modifications need ARC review, please contact Michael Coleman - 904-242-0666 at BCM Services (Property Management Company) to inquire.

## 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>Mae Davidson</u> Experienced with all ages	629-3549	9/00
<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>Barb Spiwak</u> Mother and also Grandmother	992-6770	
<u>Cathy Windham</u> Active FL Licensed RN	514-0205	

TO BE INCLUDED IN THE 2020 BABYSITTERS LIST, YOU MUST CONTACT JANA COLBERT AT 992-9420 OR E-MAIL TO dlcolbert@bellsouth.net.



**FAMILY OWNED & OPERATED LAWN CARE.**  
**VOP RESIDENTS FOR 29 YEARS.**

## *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 [dlcolbert@bellsouth.net](mailto:dlcolbert@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.**

# 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.