

THE Village Voice

www.vopjax.com

Volume No. IV

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November 2018

Board of Directors Letter

Hello Everyone! Welcome to all our new residents! We hope you find living in the Village of Pablo as rewarding as we have. Please contact BCM Services (our property management company) at 904-242-0666 with any questions or concerns you have regarding the neighborhood. You can also call our information line at 904-337-1094. We post important information regularly on this phone line. You can leave a message there and someone will return your phone call if you request a call-back.

Those who attended the annual homeowners meeting on October 11th learned of a new law passed regarding HOA covenants. The law states that any covenants documents that are 30 years old or older must be 'revitalized'. The meaning behind 'revitalized' is to reinstate our current covenants. No changes are being made to the covenants. Nothing is being added or removed. Any amendments that were created over the years will be combined with the original covenants document to create one single document without 'amendments' attached to it. Reinstating the covenants is very important as it protects us as individual homeowners with regards to liability insurance. Without an HOA covered by valid covenants, each homeowner could be held liable should someone choose to sue the Villages of Pablo. The covenants also govern how our common areas are maintained and what our property standards are. A packet was recently mailed out to each home-

owner which explains this information in greater detail.

Please review the packet, sign your consent form and send it back soon as possible. Should you have any questions not answered in the packet, please contact one of the committee members listed in the packet who will be sure to respond to your questions.

A quote for license plate capture cameras was presented to the board by a homeowner prior to the homeowners meeting. The board has looked into these types of cameras previously and it was concluded that the expense was too great at this time. Statistically, the Villages of Pablo is a very safe neighborhood with very little crime. Crime reports show that most of the crimes in the neighborhood are crimes of opportunity. Leaving car doors unlocked is the main reason for the majority of crimes in the neighborhood.

Another topic brought up was a playground. This is something that has been talked about for many years. For a project of this size, there would be much preparation and planning needed. This is where a committee of people who would like to see a playground put in could get together and figure out how the project could be accomplished financially. We need to consider the Basketball court in this process, as the area proposed for a playground site would use ½ of the existing basketball court. As it stands at this time, we simply do not have the funds that would be required to put in a playground. That being said, we could explore other options that might be able to be done.

The holiday season is fast approaching. Let's see if we can fill VOP with lights this year. We would like to wish everyone health and prosperity in the New Year. Lets look forward to 2019 with new ideas and helpful hands and let's see what we can accomplish together – we are a 'Village' after all.

Sincerely, Your HOA Board



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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.

2018 VOP Board of Directors

The five elected individuals and other community leaders are:

Ed Coulther, President
vopboard@comcast.net

Don Colbert, Vice-President
dcolbert@bellsouth.net

John Laurence, 2nd Vice President
johnplaurance@me.com

Kelly Dewitt, Finance
kellyjdewitt@gmail.com

Al Henson, Landscape
ahenson1226@gmail.com

ADDITIONAL COMMUNITY LEADERS:

Greg Michael, Adopt-A-Mile, Home 223-9764

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.

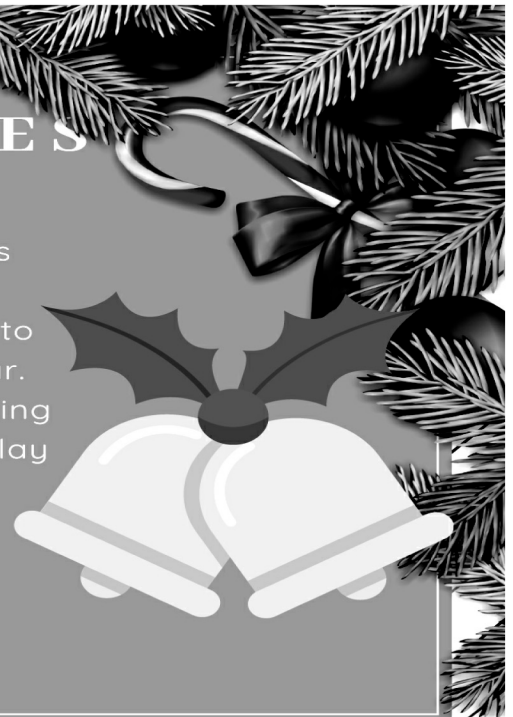
Michael Coleman or Darlene Harris
BCM Services, Inc.
920 Third St., Suite B
Neptune Beach, FL 32266

Phone: 242-0666
Fax: 242-0670
mcoleman@bcmservices.net

HOLIDAY LUMINARIES

VOP will be lighting the way for Santa and his sleigh again this Christmas Eve!
We had a fabulous turnout last year and hope to have even more neighbors participate this year. The Luminaries Planning Committee will be posting details on the VOP Facebook page and will display supply pick up info on the front board!

For questions or to help with planning,
please contact Jen Kespohl
904-567-6141 or email
JenKRealtor@gmail.com



Neighborhood Happenings



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

Lily Gunning

"American Red Cross" babysitter course. Can work during day too.

Lilly Mauti

"American Red Cross" babysitter course.

Barb Spiwak

Mother and also Grandmother

Cathy Windham

Active FL Licensed RN

PHONE

860-1395

821-4644

403-3333

514-1474

992-6770

514-0205

BIRTHDATE

12/01

9/98

09/02

7/96

TO BE INCLUDED IN THE 2019 BABYSITTERS LIST, YOU MUST CONTACT JANA COLBERT AT 992-9420 OR E-MAIL TO dlcolbert@bellsouth.net.

VILLAGES OF PABLO HOMEOWNERS ASSOCIATION, INC.

920 THIRD STREET, SUITE B, NEPTUNE BEACH, FL 32266 (904) 242-0666

VOP ANNUAL MEMBERSHIP MEETING MINUTES / OCTOBER. 11, 2018

BOARD MEMBERS PRESENT: Ed Coulther, Don Colbert, John Laurence

MANAGEMENT REPRESENTATIVES: Michael A. Coleman, CAM; Jennilyn Bruce, and Darlene Harris of BCM Services, Inc.

ESTABLISHMENT OF QUORUM It was established that there was not a quorum present with 48 lots represented in person and 30 represented by proxy, totaling 78 lots represented. The Board proceeded with an unofficial meeting.

GUEST Attorney Chase Mills explained the need and process for Revitalization of the Covenants and Restrictions, and answered questions from the homeowners.

Pursuant to Sections 720.403-720.407, Florida Statutes, it is necessary to revive the governing documents which were originally recorded more than 30 years ago and must be renewed in order to be enforceable.

Proposed Revived Declaration does not change the terms of the Original Declaration

The purpose is not to amend the documents, but to revitalize the existing language to continue to allow the operation of the Association

Must have approval from a majority of the homeowners in order to revive the Declaration. Homeowners present at the meeting can sign the Written Consent Form.

A complete set of the proposed Revived Declaration along with the Written Consent Form will be mailed to all homeowners to sign and return to BCM.

Please note that if there are two owners, both must sign the Consent Form. We have 90 days to collect the Consent Forms

BOARD MEMBERS REPORTS

Ed Coulther - President Ed gave a brief report

Would like to hear from the homeowners as to what projects they would like to see. Please contact the info line at 337-1049 for suggestions. Would like to see more volunteers.

Playground was brought up. The Board would like to install a playground, but they need input from the homeowners.

One homeowner volunteered to help with the project if there is enough interest.

Questions about security cameras.

One homeowner advised that it doesn't cost much anymore to add security cameras to your home

Don Colbert – Vice President Don Colbert led the group in a word of prayer.

Don Colbert reiterated that the Revitalization was just a renew. There are no changes to the existing documents.

Newsletter will be going out tomorrow

Christmas contest winners will receive \$100 Visa gift card

Harvest Fest is October 28th.

John Lawrence - Landscape. Encouraged with everything that is happening in the neighborhood

Property values are up. Working with the landscaping company to improve the common areas

Janet Coulther does a great job with Facebook. Plan to start a Beautification Committee in the Spring

FINANCIAL REPORT / 2019 BUDGET

Michael Coleman reviewed the 9/30/2018 year-to-date financials.

Currently \$192,490 in the bank

All major categories are under budget

\$30,750 under budget for the Operating Expenses

Should have \$29,300 at the end of the year in the Operating Account

2019 Proposed Budget has been given to the Board for review with no increase in the 2019 dues

VIOLATIONS

Michael Coleman discussed the following:

As of today there are only 32 outstanding violations. Less violations than ever before

NEW BUSINESS

Ed Coulther advised that the dues will remain the same for 2019, but may be raised in 2020.

Would like to see the neighborhood get involved in a "Neighborhood Walk."

UNOFFICIAL ELECTION

Since a quorum was not established and this is an unofficial meeting, the current board will remain in place for the next year. There is one opening on the Board and one homeowner (Al Henson) has expressed an interest in serving. The Board agreed to appoint Al Henson to serve on the Board for 2019.



Sat., Dec.15th 1-4pm

at the Amenities Center

*Coffee and Hot Chocolate
will be Served*

Wear Your Ugly Christmas Sweater

Bring A Plate Of Cookies to Share

**Dont forget something to carry
your cookies home in.**

Neighborhood Notes

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 Greg Michael at 223-9764.

FACEBOOK... Join the Villages of Pablo Facebook page. This is a great way to stay up to date on current events, post lost-found pet photos and communicate with your neighbors.

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.

EMERGENCY COMMITTEE... How would you feel about an Emergency Committee to be formed in VOP? This unit would be a volunteer group that, in times of an emergency situation, would come together to assist anyone in our neighborhood that needs help. With Hurricane Irma passing through, any kind of advanced preparation and help from those volunteers would certainly be helpful to any residents unable to take care of the needed preparation for storms, etc.

If you are interested in heading this unit or volunteering as a member, please call the info line (904-337-1094) and leave your name and number. Someone will call you back.

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.

VOP WEBSITE: Check out the updated VOP Website at www.vopjax.com

DOG DAYS: Thank you to Greg DiFranza and Jen Kespohl for putting together our dog training morning and showing our residents how to be a better pack leader. If you would like more information on Kamp K-9 for Canine Behavioral Training or other programs geared to help you and your dog, Contact Greg at 904-566-7625 or email winfirst1@gmail.com. or visit their web site at: www.kampk-9jaxbeach.com



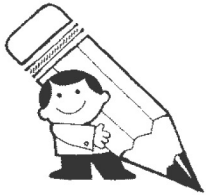
VOP Holiday Home Decorating Contest

Sponsored by Ellen Kardon of Exit Real Estate Gallery

Send an email to Ellen@propertyinjax.com to let Ellen know you would like your home to be included as one of the entries into the contest. All participants must register by December 8 by contacting Ellen Kardon. To participate in voting for the Best Decorated Home in VOP, you may contact Ellen Kardon or find the list on the VOP Facebook page. Voting will take place between December 10 and December 23. Votes are due on December 23.

Winner will receive a \$100 Visa Gift Card! Participants and Voters contact Ellen Kardon at 904-333-1826 or Ellen@PropertyInJax.com





Classified Ads

LOOKING FOR FRESH BAKED, wholesome Gourmet Dog Treats? 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.

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.

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

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 from surgery or other health conditions. 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 VOP residents for 20 years.

CURIOUS TO KNOW WHAT YOUR TRUE CAREER SHOULD BE? Don't want to waste thousands of dollars on your kids education when he doesn't know what he wants to be when he grows up? Check out Career Direct Assessments. Trained consultant to meet one-on-one with your and your teen to determine a 100% match for personality, skills, interests and values! Call Jan Spence at 821-9309. www.careerdirect-ge.org

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

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 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.

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



Jen Kespohl

"People
Before
Property!"

Your VOP Realtor

HELPING YOU SELL!

I evaluate the current condition of your home and review what improvements would be most effective.

I create and oversee a plan to get your home ready to sell.

HELPING YOU BUY!

I have access to all homes for sale in Jacksonville and will represent you in your home purchase, at no cost to you.

Here's what the neighbors have to say!

Loved working with Jen. She helped us tremendously selling our house. I was by myself and she would get dogs out for showings and help me clean up before showings when I had to work. She helped us stage the house and gave tips for remodeling. -- Heather

She knows the neighborhood better than any realtors we spoke to. -- John

She got us a full price offer in a month. She went above and beyond helping us out !!! And any questions or concerns she settled immediately. -- Blake

Everything I have heard, seen, and know about Jen Kespohl makes her the name I give anyone looking to buy or sell in our neighborhood and ICW general area! -- Lena

The support you get from Jen is never ending!! She was there before we even signed a listing agreement, all during the preparations and after the closing!! Best realtor in the area by miles!! --Kathy

Jen sold our house quickly and painlessly. She has a deep connection to the community, which is invaluable when selling a house. -- Brooke



Jen Kespohl, Realtor
Mobile 904.567.6141

JenK@RoundTableRealty.com

JenKRealtor.com



I email a monthly VOP Market Report. Call/Text for your copy!

Neighborhood Realtor® VOP Owner for over 15 years!
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LET ME LIST YOUR HOME FOR SALE
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INDUSTRY STANDARDS. KNOW THE
REAL VALUE OF YOUR HOME!



Pablo Creek
Real Estate

Michelle Griggs
904-316-2865
Cmgriggs33@bellsouth.net

- REALTOR® SL3206094 (10 years)
- RESIDENTIAL REAL ESTATE APPRAISER (13 years)
- INVESTMENT PROPERTY OWNER
- PROPERTY MANAGER

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\$2,000 OF YOUR CLOSING COSTS!
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Under Contract

In 10 DAYS!



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Office: 904.269.7117
carolmccowan@comcast.net

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Ellen Kardon
REALTOR®, CDPE

EXIT
EXIT REAL ESTATE GALLERY

Cell: 904-333-1826
Office: 904-249-6545
Fax: 904-249-6547

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ekardon1@gmail.com
SellenWithEllen.com

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write up a small ad, call Jana for
more information 992-9420.*