



THE Village Voice

www.vopjax.com

The Villages of Pablo - April 2022

VOP Board of Directors Letter

There's nothing quite like Springtime in VOP! As the flowers and green return, so do the many events that make our neighborhood so special.

Coming up again this year you will be able to enjoy our Easter festivities, the annual Fishing Rodeo, and our one-of-a-kind 4th of July and Harvest celebrations. Make sure to check the calendar so you don't miss one of your favorites.

We kick off the season with our Spring Yard Sale on April 2nd, then move quickly to what has become a VOP favorite, SOD SHARE on April 9th. Make sure to check out details in the separate article. Joining SOD SHARE this year will be our effort to beautify VOP and everyone's yards by adding TREE SHARE, a joint effort with a great local nursery Congaree & Penn. If you've been wanting to add a tree to your landscape, this is just the incentive to get it done. Details for TREE SHARE are also in this newsletter plus on our VOP website (VOPJax.com) and on the Facebook page. Let me know if you have questions.

Spring is also the time to take a close look at your yard. If weeds have become the dominant green in your landscape, it's time to take action! As always, getting ahead of them is key, especially if you have dollar weed. Dollar weed can take over your yard and cost you a great deal of money if you don't address it early. We suggest you contact a professional lawn company to give you a hand. Then if you find yourself with some rough areas in your lawn, make sure to take advantage of SOD SHARE. Whether it's just a need for a few pieces or a more significant area, SOD SHARE can help. We can provide up to two palettes of sod (delivered for free directly to your house!)

Exciting Changes Coming: As we announced at the annual meeting in November, we have some exciting plans to add to the value of our neighborhood. During the coming 12-14 months we will be making some noticeable upgrades to our amenity center. Those upgrades include a complete refresh of our structures (painting and re-shingling), adding to our landscaping within the amenity center (including adding Queen Palms), and in time for summer of 2023, doing a complete makeover of our pool furniture. It will truly be an amenity center that we can all really enjoy! In addition, realtors tell us that the upgraded look will add value to the homes selling in VOP.

Block Captains: For those of you who have been around VOP for awhile, you might remember the days when we had Block Captains. These volunteers were in charge of communicating important information to their neighbors and leading the creation of community building events on their streets. The idea slowly faded away as fewer and fewer people were willing to step up and lead.

We were asked at the annual meeting to throw the idea out there once again to see if there was enough interest to re-implement the program. I personally would love to see it happen, but we need to get a group of people serious about it to form a committee to head it up. If you are interested, please contact the board at banderson@bcmsservices.net.

Have a great 2022. We hope to see you around. And always remember that you can reach out to me anytime at johnplaurance@me.com. 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 June 6 and 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

Don Colbert, Vice President/Special Events
dlcolbert@bellsouth.net

Ed Coulther, Vice-President/Amenity Center
vopboard@comcast.net

Al Henson, Vice-President/Amenity Center
ahenson1226@gmail.com

Scott Snyder, Vice President/Secretary-Treasurer
scott_d_snyder@comcast.net

Kelly Dewitt, Vice-President/New Activities
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@bcmsservices.net

2022 VOP Adopt-A-Mile Committee By Greg Michael

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

Greg Michael
Dionne Holland
Jim Aughterton
Wayne Lachowicz
Mary Allen
Christine Stephens
Cathy Klien

Diana DePriest
Dennis DePriest
Gregory Pall
Emily Elizabeth
Peggy Norton
James Johnson
Mark Sanford

Tim Sprink
Travis Andrews
Vicki Andrews
Jackie Rowley
Tom Rowley
Nina Frank

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 email Greg Michael at gregsmichael@comcast.net

Events Calendar for 2022

DATE	EVENT	TIME	LOCATION
April 2	VOP Spring Yard Sales	8:00 am	Each Home
April 9	Sod Share / Tree Share	8:00 am	Gazebo/Pool Area
April 16	Easter Egg Hunt & Bike Parade	10:00 am	Gazebo/Pool Area
May 21	Kids Fishing Rodeo	8:00 am	Gazebo/Pool Area
June 6	Community Board Meeting	6:30 pm	Gazebo/Pool Area
July 4	4th of July Celebration	5:00 pm	Gazebo/Pool Area
Sept. 12	Community Board Meeting	6:30 pm	Gazebo/Pool Area
Sept. 17	VOP Fall Yard Sales	8:00 am	Each Home
Oct. 22	Harvest Fest - Food and entertainment provided	5-8 pm	Gazebo/Pool Area
Nov. 7	Annual Homeowners Meeting	6:30 pm	Gazebo/Pool Area
Feb. 13, 2023	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.

Fun Times in the VOP Hood!



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 | March 3, 2022

The Board of Directors held a meeting on March 3, 2022 at Villages of Pablo Pavilion at 6:30 p.m. Present at the meeting were John Laurence, Don Colbert, Ed Coulther, Kelly DeWitt and Scott Snyder. Also in attendance was Blaine Anderson of BCM Services.

REPORTS

Old Business (Committee Reports):

- Don wanted to make sure the following was being addressed: Cul-de-sac clearing - Newsletter is in process - Food Truck issue that Ed will handle
- Scott suggested to have viburnum cut daily when the landscapers are out on property
- JEA street light installation by Falcon Crest and Canyon Falls

New Business

Election of Officers:

- Kelly made a motion to approve the officers and Ed 2nd
- President – John Laurence - Secretary/ Treasurer – Scott Snyder

Assignment to Roles:

- Landscape – John Laurence • Amenity Center – Ed Coulther and Kelly DeWitt
- Community Events – Don Colbert and Ed Coulther • Communication – Jana Colbert
- Financial – Scott Snyder and John Laurence • Community Improvements – John Laurence
- Al Henson will pitch in where needed

Budget and Financials:

- Blaine discussed the financials as of 1/31/2022:
 - Money Market Account is \$113,689.03 • Operating Account is at \$123,299.30
 - Outstanding dues are currently \$178,313.44 but will send an updated list when the February financials are ready.
- Amenity Center Budget
- Looking into Painting, Roofing, Kidney Pool issue, Sidewalk around the pond.

2022 Planning:

Amenity Center Projects: Working on getting bids and hoping to have quotes in the next couple of weeks for budgeting • Removal of the guard shack

Landscaping: John is meeting with Koehn on 3/8/2022 to discuss previous landscaping that needs to be addressed. Need to look into the brush area by Falcon Crest and Canyon Falls.

2022 Events Planning: (See Events Calendar)

There being no further business, the meeting adjourned at 7:38 P.M.

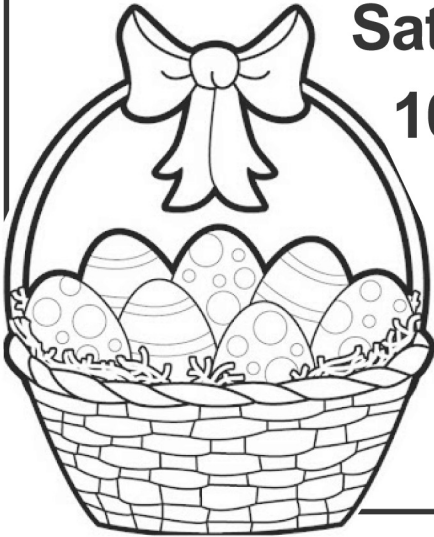
TREE SHARE TO JOIN SOD SHARE 2022!

After four successful years providing VOP with a great opportunity to buy sod at a discounted price (and even have it delivered for free!), we thought it would be a great idea this year to add another landscaping option for our neighbors. Thus, the First annual TREE SHARE for VOP! TREE SHARE will make beautiful Magnolia and Live Oak trees from local nursery Congaree & Penn available to our residents. And like with SOD SHARE, we have arranged for special pricing for anyone wanting to add a great looking tree. If you have interest in purchasing a tree, please see how to do that below: Contact Eric from Congaree & Penn. Call 904-699-4843. Purchase details will go straight through Congaree & Penn and Eric will personally schedule your install (for no charge) for a time that is suitable for you. From experience, Congaree & Penn trees are top-notch and also incredibly affordable. With our discount you will really be getting a great tree for the best price. FOR MORE INFORMATION, contact John Laurence at 904-699-4843 or you can contact Eric at Congaree & Penn directly at 904-445-1459 or eric@congarceandpenn.com or check VOP website www.vopjax.com



VOP EASTER PARADE AND EGG HUNT

Saturday April 16
10:00am (sharp)



*Decorate your bikes, wagon, stroller, etc..
in spring attire and join us at Gazebo for
a Bike Parade. Then immediately following
will be a Huge Easter Egg Hunt! Lots of Prizes!
The Easter Bunny will be Present!*

Neighborhood Notes

RECYCLING RETURNS: Monday, April 4th
City wide recycling returns to our neighborhood.

VOP YARD SALES... VOP Community Yard Sales will be held on Sat. April 2 and Sat. Sept 17 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 through out Villages of Pablo clean from litter. If you are interested in being on this committee please contact Greg Michael at 223-9764.

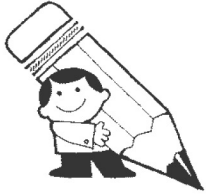
VOP POSTED SIGNS.. Please follow all posted signs and speed limits while driving through the neighborhood.

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.

VOP Sod Share is Back!!!

SOD SHARE returns to VOP on Saturday, April 9! We are once again contracting with Rountree Sod Service to bring in sod for those VOP residents who are interested in patching or repairing struggling areas in their lawns. The great thing is, not only will we make it really convenient for everyone by bringing sod right into the neighborhood, you'll also be able to avoid delivery charges if you are looking for larger amounts of sod (up to 2 palettes). You will also have the opportunity to purchase sod by the piece if you prefer. **IMPORTANT!** You will need to make your reservation for sod by Monday, April 4th and let us know how much sod you want. Details are posted on the Villages of Pablo Website www.vopjax.com. Don't forget to have your yard prepped BEFORE April 9th. For complete directions for prepping and installation, you can go to the following link: <http://www.rountreesod.com/sod-installation/> Here's how to order: You will need to PRE-PAY for your order. You can do this either by check or with cash. Here is the PROCEDURE: • Notify John Laurence by email (johnplaurance@me.com) no later than Monday April 4th as to how much sod and what kind of sod you would like. • Make your payment. You can pay in person at BCM Services at 920 Third Street Suite B in Neptune Beach. This must be done by Friday, April 1. • Or you can send a check (no cash please) to BCM at the address above, mailed no later than April 1st. We must receive the check before the event to be able to release your sod. . FOR MORE INFORMATION, call 904-699-4843 or visit VOP Website at www.vopjax.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.

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

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

CNA: 20+ hours a week, References upon request. I have lived in VOP for over 25 years. Please 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.

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

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

VOP Babysitters List

NAME	PHONE #	BIRTHDATE
Katherine Cameron: "American Red Cross" babysitter course, infant and child CPR certified, Safe Sitter" babysitter course, experienced with all ages	821-4644	9/98
Sara Couch: CPR certified, Babysitter course,	536-1246	2006
Mae Davidson Experienced with all ages	629-3549	9/00
Lily Gunning "American Red Cross" babysitter course. Can work during day too.	403-3333	9/02
Lilly Mauti "American Red Cross" babysitter course.	514-1474	7/96
Barb Spiwak Mother and also Grandmother	992-6770	
Cathy Windham Active FL Licensed RN	514-0205	

TO BE INCLUDED IN THE 2022 BABYSITTERS LIST, YOU MUST CONTACT JANA COLBERT AT 992-9420 OR
E-MAIL TO dlcolbert@bellsouth.net.



**FAMILY OWNED & OPERATED LAWN CARE
AND HANDY MAN SERVICES**

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.

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.