

# THE Village Voice

www.vopjax.com

Volume No. IV

Issue No. 38

April 2020

## Board of Directors Letter

Hello neighbors,

2020 certainly has started much differently than any of us could have imagined. I hope everyone is staying safe and avoiding large gatherings until this Covid-19 virus is no longer a threat. We have some projects being done while the amenity center is closed.

The basketball court renovation project is just about complete – the new half court has been poured and painted (it looks fantastic!). The new sod will be going in the other half of the space very soon.

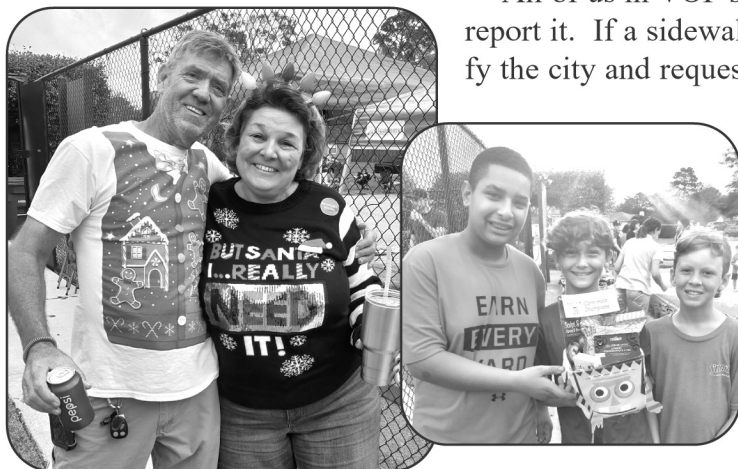
We are in the process of installing the new key fob system at the amenity center. Soon, once the Covid-19 virus is behind us, homeowners will receive one key fob with an informational letter outlining their use. If you should lose your key fob, BCM Services will provide a new one to the homeowner for a fee of \$35. Their number is 904-242-0666 and the address is 920 3rd Street, Suite B, Neptune Beach, FL 32266. You will need to keep the key currently being used as that key will still be needed to get into the restrooms. A replacement key is \$5 and can also be obtained from BCM Services. A leak was discovered beneath the pool deck of the kidney shaped pool. The concrete has been cut and the pipe fixed. By the time the amenity center is back open, the repairs will have been completed and the entire pool deck re-painted.

When we are free to hold social gatherings again, we plan to have a neighborhood party to officially re-open the amenity center and to celebrate getting back to life as we knew it before the virus. Since we had to cancel the Easter Egg hunt, we would like to have some type of game or other activity that would be enjoyed by all our younger residents. If you have any suggestions, please call 904-337-1094 and leave your ideas – we would really like this to be a fun gathering for everyone.

All of us in VOP should keep our eyes open. If you see vandalism, report it. If a sidewalk needs repairs, contact BCM Services who will notify the city and request the repairs. We all benefit from having a clean, safe and beautiful neighborhood. With everyone's help, we can keep VOP a great place to live. All the improvements and repairs being done will enhance the look and feel of one of the best neighborhoods in Jacksonville. Don't you agree?

As always, if you have any questions or comments, you can leave a voice mail on the info line 904-337-1094 and one of the board members will respond to your call. Please stay safe!

Ed Coulther



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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. The meeting dates are in **June and September. ANNUAL HOME OWNERS MEETING** will be in **October**, Date TBD - 6:30pm at Alimacani Cafeteria.

## *2020 VOP Board of Directors*

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

Ed Coulther, President  
[vopboard@comcast.net](mailto:vopboard@comcast.net)

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

John Laurence, 2nd Vice President  
[johnplaurance@me.com](mailto:johnplaurance@me.com)

Kelly Dewitt, Board Member  
[kellyjdewitt@gmail.com](mailto:kellyjdewitt@gmail.com)

Al Henson, Board Member  
[ahenson1226@gmail.com](mailto:ahenson1226@gmail.com)

Scott Snyder, Board Member  
[scott\\_d\\_snyder@comcast.net](mailto:scott_d_snyder@comcast.net)

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, Home 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 Darlene Harris  
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)

## *2020 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  
Ray Worthery  
Dionne Holland  
Jim Augherton  
Michelle Cameron

Wayne Lachowitz  
Elizabeth Tisio  
Gina Reynolds  
Diana DePriest  
Dennis DePriest

Mick Corwin  
David Kolster  
Suzanne Rawlings  
Tim Sprink

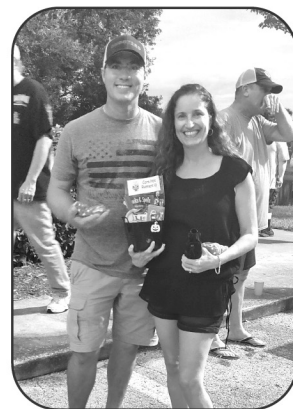
Your time and efforts are appreciated by all of the residents living here in the Villages of Pablo. Thanks for a job well done. If you are interested on being on this Committee please contact Greg Michael at 223-9764.

# Events Calendar for 2020

DATE	EVENT	TIME	LOCATION
May 5	Kids Fishing Rodeo	9:00 am	Gazebo/Pool Area
June - TBD	Community Board Meeting	6:00 pm	BCM Office
July 4	Family Fun Fest	5:00 pm	Pool Parking Lot
Sept. 12	VOP Fall Yard Sales	8:00 am	Each Home
Sept. - TBD	Community Board Meeting	7:00 pm	BCM Office
Oct. - TBD	Annual Homeowners Meeting	7:00 pm	Alimacani Music Room
Oct. 24	Harvest Fest - Food and entertainment provided	5-8 pm	Gazebo/Pool Area
Dec. - TBD	Winter Festival	TBA	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.

## Working and Playing Together in VOP



**VILLAGES OF PABLO HOMEOWNERS ASSOCIATION, INC.**  
920 THIRD STREET, SUITE B, NEPTUNE BEACH, FL 32266 (904) 242-0666  
VOP ANNUAL MEMBERSHIP MEETING MINUTES / October 15, 2019

**BOARD MEMBERS PRESENT**

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

**MANAGEMENT REPRESENTATIVES**

Michael A. Coleman, CAM and Jennilyn Bruce of BCM Services, Inc

**CALLED TO ORDER:** President Ed Coulther called the meeting to order at 6:30 p.m. and introduced the Board Members and BCM Services' staff.

**ESTABLISHMENT OF QUORUM:** It was established that there was not a quorum present with 25 lots represented in person and 32 represented by proxy, totaling 57 lots represented. The Board proceeded with an unofficial meeting.

**BOARD MEMBERS REPORTS**

***ED COULTHER-PRESIDENT***

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

Sidewalks are posing safety hazards and being repaired around the pond as well as inside the community by the city.

Plan to institute key FOB system for amenity center entry, current system is unsecure.

Basketball court-1/2 tear out which will be sodded and irrigated.

Kidney pool will need to be re-marcted in the next year or two, approximate cost \$30K.

***JOHN LAWRENCE-LANDSCAPE***

Encouraged with everything that is happening in the neighborhood

Landscape project at the amenity center-palm trees by the volleyball court.

Replacing two trees every year to make up for trees lost.

New stricter more aggressive violations policy to ensure homeowners are abiding by rules and regulations. Laws/rules will be uniformly enforced. Mailout with details will be sent by end of year.

***DON COLBERT – VICE PRESIDENT***

The board needs the community members help to keep updated on anything that is wrong or needs to be addressed/fixed.

The board is designing a list of helpful people/contacts to publish in the community. If you've had a good experience, recommend someone, or would like to list your own business, please email [jrcoulther@comcast.net](mailto:jrcoulther@comcast.net).

***SCOTT SNYDER AND AL HENSON***

Introductions as new board members

***FINANCIAL REPORT / 2019 Budget***

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

Currently \$201,895 in the bank

All major categories are under budget

\$8,784 under budget for the Operating Expenses

2020 Proposed Budget has been given to the Board for review with increase in the 2020 dues.

***VIOLATIONS***

Michael Coleman discussed the following:

As of today there are only 43 outstanding violations

**NEW BUSINESS**

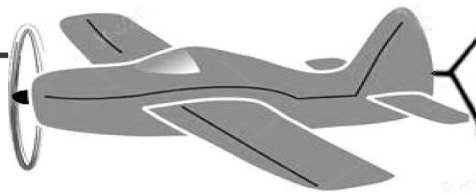
Dues increase from \$355.00 to \$390.00 for 2020 dues, to cover cost of living increase, and upcoming expenses.

**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 being no further business, the meeting was adjourned at 7:47 p.m.





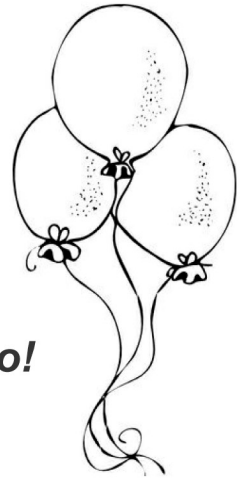
*Let's Celebrate*

## VILLAGES OF PABLO BACK TO NORMAL PARTY

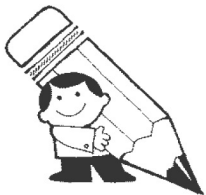
**DATE – To be determined once the  
“Stay at Home” order is lifted.**

*Let's all get together and celebrate life getting back to  
normal. We'll officially open the new basketball court too!*

**If you have any ideas on how to make  
this a fun, memorable party,  
please, call the info line (904-337-1094) and let us know!**



### *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.

# 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](mailto:dlcolbert@bellsouth.net).

## 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.

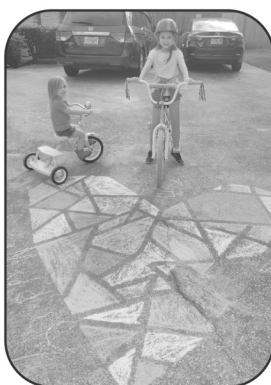
**VOP POSTED SIGNS..** Please follow all posted signs and speed limits while driving through the neighborhood.

**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.

**FAMILIES SPREADING CHEER IN THE HOOD:** With all the craziness going in the world today, it was so nice to see families in the VOP neighborhood drawing chalk messages and designs on driveways and sidewalks, having neighborhood picnics on the lawns, and several families helping to make masks for the hospitals. We live in an awesome neighborhood!!! Please keep up the community work and spread more good cheer!





Comfortable Moves with Carol

Cell: 904.635.8936  
Office: 904.269.7117  
carolmccowan@comcast.net

**COLDWELL BANKER**  
**VANGUARD REALTY**

**TADLOCK ROOFING**  
Lic. CCC1328417

**John Gilsenan**  
Sales Manager

jgilsenan@tadlockroofing.com  
7999 Phillips Highway, Unit 211 | Jacksonville, FL 32256  
O: 904-236-5200 | C: 904-576-8196



**EL POTRO**  
MEXICAN RESTAURANT

226 San Marco Avenue  
St. Augustine, FL 32084  
(904) 819-0390

1553 N. 3rd Street  
Jacksonville Beach, FL 32250  
(904) 241-6910

**Family Packages Available - Call for Details**  
**904-536-4093, Free Delivery to VOP Residents**

**Super Siders and Trim Inc**  
"Where budget meets quality"

**Jeremy Mines**  
Owner/President

**SUPER SIDERS**  
  
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904.428.3835  
Jeremy@supersidersandtrim.com  
www.supersidersandtrim.com



**Ellen Kardon**  
REALTOR®, CDPE

**EXIT**  
EXIT REAL ESTATE GALLERY

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

408 Beach Blvd., Suite 104, Jacksonville Beach Florida 32250  
ekardon1@gmail.com  
SellenWithEllen.com

Each Office is Independently Owned and Operated

**ADVERTISE HERE**

**FOR Only \$15**

*Place your business card or  
write up a small ad, call Jana for  
more information 992-9420.*

## 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 [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.

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.