

# THE Village Voice

www.vopjax.com

Volume No. IV

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October 2021

## *Board of Directors 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

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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. **ANNUAL HOME OWNERS MEETING** will be on **November 9**. 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  
[dlcolbert@bellsouth.net](mailto:dlcolbert@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.**

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*

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](http://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](mailto: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! John Laurence

# Events Calendar for 2021

DATE	EVENT	TIME	LOCATION
Oct. 23	Harvest Fest - Food and entertainment provided	6-9 pm	Gazebo/Pool Area
Nov. 9	Annual Homeowners 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 With Our Neighbors In VOP!



## **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 | July 13, 2021

### **BOARD MEMBERS PRESENT**

John Laurence, Don Colbert, Kelly DeWitt and Scott Snyder. Also in attendance was Blaine Anderson of BCM Services.

### **REPORTS**

#### **Amenity Center:**

- Playground installation is complete.
- Grass has been added by the Playground.
- Pool is up to code.
- 2 Yards of Sand is needed for the volleyball court.
- Monitoring has been in place over the summer for the pool.
- Pool sidewalk is slightly lifted and working on getting this corrected.
- Rain pools on side of Tennis Court and will have to be pressure washed and possibly look into correcting.

#### **Special Events:**

- Spring Yard Sale – April 17th
- Fishing Rodeo – May 22, 2021 was cancelled due to alligator.
- July 4th celebration was a success with DJ Anthony Cinca and the music and games. Waterslide for the kids was a great time.
- July 17th B from 10-1 Blood donation
- Fall Yard sale will be 9/18
- Easter 2022 festivities will be back.

#### **Finance:**

- As of 6/30/2021, the Operating account is at \$144,840.77 and the Money Market is at \$113,894.19. The average monthly run rate is \$19,350. With 6 months left, you will need about \$116,000 to operate until the end of the year. The summer months are higher due to water and electricity and monitoring expense so it will go down in September.
- \$12,522.58 of outstanding dues. Homeowners that are more than 1 year past due will be sent Intent to Liens and if not collected, they will be sent to collections.

#### **Landscaping:**

- New Sylvester Palm
- New Live Oak by the bench
- Koehn Landscaping is receptive when complaints come in and is meeting with John on a monthly basis.

#### **Activities/ New Event:**

- July 17th B from 10-1 Blood donation
- Fall Yard sale will be 9/18
- Easter 2022 festivities will be back.

#### **Old Business:**

- Covenants and Property Standards discussion.
- Need to include Guidelines with welcome letter
- CCRs that were revitalized need to be added to the website
- No update on San Pablo Road Construction.

#### **New Business:**

- Dirt Bike issue within the community. Call JSO when you see it so it can be addressed.
  - Block captains request to be added to annual meeting notice.
  - Possible survey to be sent out to the homeowners about beautification within the community.
- Annual meeting will be Tuesday, November 9th at 630pm at the Amenity Center Pavilion.  
There being no further business, the meeting adjourned at 7:48 P.M.



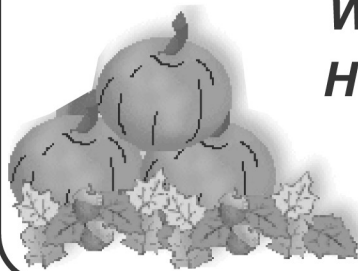
# VOP HARVEST FEST

**Saturday October 23rd**

**6:00pm - 9:00pm**

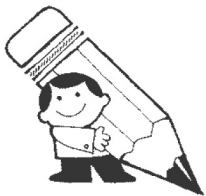
**Amenity Center**

***Come Celebrate with your Neighbors!***



***We will have a DJ, Bounce House, Bono's BBQ, Cornhole Tournament, Pumpkin Decorating Contest and hours of Fun for All! No Need to RSVP!***

## ***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.

**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

**ANNUAL HOME OWNERS MEETING:** 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.

**NEW CITY RULES.** As of Oct. 4th the pick up of the yellow recycling cans are temporarily cancelled by the city. The city is trying to catch up with the yard trash pick up. You can take your recycled trash to local city sites or add it to your Friday regular trash pick up, until further notice.

**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

**ARC** Please remember that many modifications to your home/property require ARC approval. To know for sure which modifications need ARC review, please contact Blaine Anderson - 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>Sara Couch:</u> CPR certified, Babysitter course,	536-1246	2006
<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).

## **2021 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 Worthlerly  
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.



Comfortable Moves with Carol

Cell: 904.635.8936  
Office: 904.269.7117  
carolmccowan@comcast.net

COLDWELL BANKER  
VANGUARD REALTY



904-372-4416  
WWW.904CONNECT.NET  
INFO@904CONNECT.NET  
43 SAILFISH DR E  
ATLANTIC BEACH, FL 32233

Cellphone Repair  
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Data Recovery  
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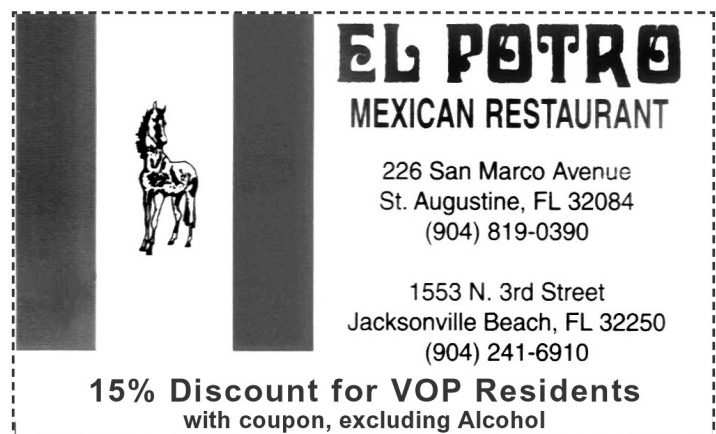
Hours of Operation  
Monday - Saturday  
10am - 6 pm

904-CONNECT

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**FOR Only \$15**

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write up a small ad, call Jana for  
more information 708-9343.*



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MEXICAN RESTAURANT

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St. Augustine, FL 32084  
(904) 819-0390

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

**15% Discount for VOP Residents**  
with coupon, excluding Alcohol

## **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.