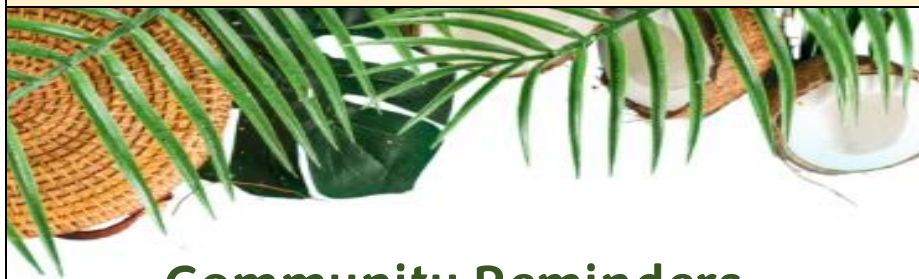


OLD MILL COVE

2025 SUMMER NEWSLETTER



Community Reminders...



Please join the Board of Directors for the Annual Community Meeting!

Date/Time: 09/08/2025 at 7:00pm

Location: Fort Caroline Community Center
4131 Ferber Rd
Jacksonville, FL. 32277

Please drive slowly when driving through the community. As the weather continues to warm up, we will see more and more people/children outside enjoying themselves. Please be aware of your speed as well as your surroundings when you are making your way through the community.



Is It time to pressure wash?!



There are many benefits to pressure washing your home, including enhanced curb appeal, increased property value, and prevention of damage to your home's exterior. It also saves time and effort compared to traditional cleaning methods and can improve the overall health and safety of your environment by removing allergens and bacteria.



Board of Directors:

President	Kris Chanitz
Vice President	Peter Dymond
Treasurer	Doug Yates
Secretary	Ben Milam
Director	Jerry Petoskey
Director	Jon Whitman
Director	Imane Bakor

A Few Community Reminders...

- ***Our neighborhood is deed restricted. A copy of our governing documents is available at www.ElimServices.com. Click on "My Community".***
- ***All vehicles shall be parked within garages or driveways. Parking in yards between the paved road and residential structures or on streets within the development is prohibited.***
- ***The owner of each building plot, whether such plot be improved or unimproved, shall keep such plot free of tall grass, undergrowth, dead trees, dangerous dead tree limbs, weeds, trash and rubbish, and shall keep such plot at all times in a neat and attractive condition.***

A copy of your community's annual financial report is available at no charge. For a copy, email Info@ElimServices.com or call (904) 241-8886.

Protect your home from this extreme heat!

- **Reduce heat gain...**

Seal air leaks-Weather stripping and caulk around windows and doors can prevent hot air from entering.

Use window coverings-Close curtains, blinds, or shades, especially on south and west-facing windows, to block sunlight.

Insulate-Improve attic, wall, and floor insulation to prevent heat transfer.

- **Improve ventilation..**

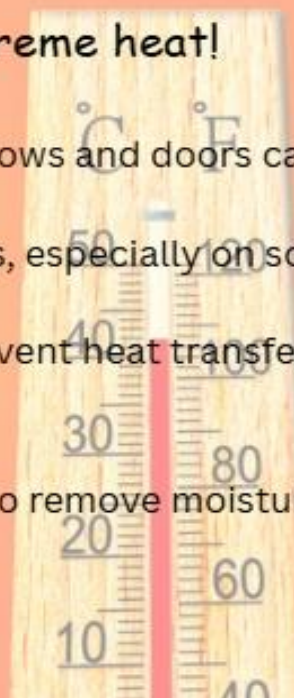
Fans-Use fans strategically to circulate air.

Exhaust Fans-Use bathroom and kitchen exhaust fans to remove moisture and heat.

- **Consider AC maintenance...**

Check and replace filters regularly

Have AC serviced regularly



ARB APPROVAL IS REQUIRED PRIOR TO ANY EXTERIOR CHANGES TO THE HOME/PROPERTY. YOU CAN SUBMIT AN ARB VIA OUR WEBSITE AT WWW.ELIMSERVICES.COM UNDER THE "ARB FORM" TAB.



**Hurricane Season is around the corner.
Be prepared and know your zone!**

Scan the QR code for your evacuation zone and more information on hurricane preparedness.



Helpful tips for browning or bare lawns

- **Diagnose the problem...**

Check for fungal disease-Signs of fungal disease include circular shaped patches of discolored grass with a dark border.

Inspect for pests- Examine the soil for grubs or other insects that may be damaging the roots.

Assess soil and drainage-Test the soil pH and nutrient levels and ensure there is proper drainage to prevent waterlogging.

- **Prepare the area...**

Address soil issues-Aerate the soil to improve drainage and airflow.

Amend the soil-Add compost or other soil amendments to improve fertility and nutrient levels and smooth out any uneven spots to create a level surface for new grass.

- **Repairing the lawn...**

Sod plugs or squares-For immediate results, use sod plugs or squares to fill in bare spots.

Consider using lawn patch products that combine seed, fertilizer, and mulch all in one package. Ensure good contact between the sod/patch and soil.

Overseeding- For a more gradual approach, overseed the area with grass seed used for Florida lawns. Rake in the seed lightly and water thoroughly.

- **Watering and fertilizing...**

Water regularly-Keep the newly seeded or sodded area moist until grass is established.

Fertilize properly-Use a fertilizer to promote growth, but avoid over fertilizing.