

VILLAS AT CROSS CREEK

2025 SUMMER NEWSLETTER



Please join the
Board of Directors
for the next Board Meeting!

HOA
Meeting

Date/Time: 7/31/25 at 12:00pm
Location: Paner Bread
13021 Atlantic Blvd
Jacksonville, FL. 32225

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.



Please remember to store all trash/recycle in a trash receptacle and out of view until your scheduled pick-up day.

Please take a moment to check out Myjax. Myjax is a connection to city services and community information. You can submit requests for service and find answers to city related questions at <https://myjax.custhelp.com>.



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".*
- *Boats, RVs, campers, trailers, etc. must be stored out of view.*
- *No window air conditioner unit shall be installed in any building upon any lot without the prior written consent of the board/ARB Committee.*
- *Each owner shall maintain the entire lot (and the improvements thereon) in a neat and clean condition at all times.*
- *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..**

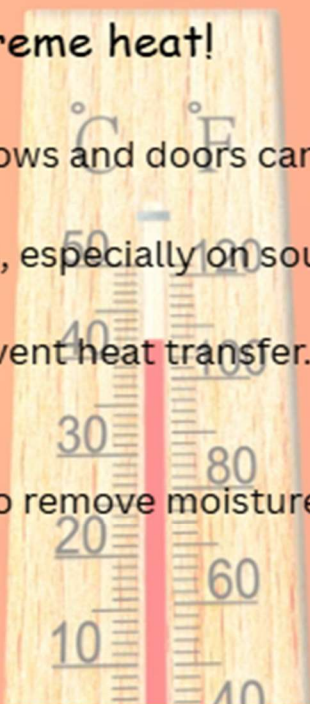
Fans-Use fans strategically to circulate air.

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

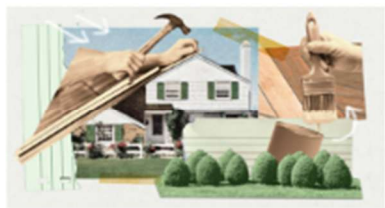
- **Consider AC maintenance...**

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.