

Deep Creek Connection



President's Message

Spring is finally here bringing warmer weather, blooming landscapes, and renewed activity throughout our community. This is one of the most beautiful times of the year, and I want to thank all residents for helping keep our community welcoming and well cared for.

As we move into the season, we encourage everyone to take a little extra time to landscape the front of their homes, and freshen up lawns, flower beds, and exterior areas. Small efforts by each homeowner make a tremendous difference in maintaining the appearance of and value of our neighborhood.

Spring also brings more outdoor gatherings, walking, biking and recreational activities. As of result of this increased activity, neighbors have expressed concerns to Elim Service in two areas:

- **Pets:** Please observe community guidelines regarding pets. If you are off your property, please keep pets leashed at all times.
- **Speed Limits:** Deep Creek has posted speed limits. Speed limits exist for your safety and the safety of your neighbors. Please abide by these limits.

Strong neighborhoods are built through neighborly respect and attention to the requirements of the Covenants and Restrictions. As always, we appreciate your cooperation, suggestions, involvement, and participation.

We hope you and your family enjoy a wonderful spring season.

Treasurer Update

As of the end of the first quarter, April 30, 2026:

Balance Operating Account: \$140,531.71

Balance Reserve Account: \$215,654.94

Thank you to most of our owners who pay their dues promptly each quarter. We have approximately 15 owners whose association dues are now 90 or more days overdue. Statements are being sent to any owner with balances more than 90 days overdue. These 15 owners owe approximately \$9,000 to Deep Creek Owners Association. One additional owner owes \$6000 in past due association fees. A lien is being placed on this property.

If you need help with dues owed, please contact Elim Services to create a written payment plan. Creating a plan to catch up on your association dues will avoid costly collection fees and attorney involvement. If for some reason you feel you are not receiving premium notices, please contact Elim Services.

Owners can pay dues electronically with debit or credit cards by using our community portal. In order to do so, you must create an account. Please utilize the following information to enroll and pay your dues online.

- Access: home.elimservices.com
- Account Number: DCP20333
- Registration Key (Portal Key): 97E472565D02
- Select: "Don't have an account?" - and then click Sign Up.
- This will take you to the main page to create a password to log in.

ADDITIONAL INFORMATION

3rd Quarter Board Meeting

September 12th, 2026

Topic: Budget for FY27

Location: TBD

4rd Quarter Board Meeting

December 12th, 2026

Topic: Election of BOD

Location: TBD

Board Contacts

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President

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Shawn Woolery

Vice President

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Treasurer

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Secretary

Secretary@deepcreekplantation.org

Katie Adams

Board Director

Board_Director1@deepcreekplantation.org

Committees

The Committees are made up of volunteers and we need help to make this community the best it can be.

Please reach out to volunteer with any of committees below.

- ARB
- Finance
- Maintenance
- DCRE & ARB Violations
- Special Events

If you are having problems accessing the portal or creating an account, please contact Elim Services at (904) 241-8886 or Katie Adams at board_director1@deepcreekplantation.org.

The Board understands the importance of collecting dues from all owners. Your dues monies ensure our community will have sufficient funds available to pay current expenses while creating a reserve fund to pay for larger, future expenses such as road and bridge repair. By working in partnership with our property management company, we ensure dues are paid for all properties within Deep Creek.

ARB Committee Update

2026 has been a busy year for the Architectural Review Board (ARB). We currently have six new builds in various stages of construction, with another expected to begin soon. With these new builds underway, we have approximately 50% of our 109 lots developed. We are excited to see this growth and look forward to welcoming new families to our community.

I would also like to thank our committee members—Julie Woolery, Kenrick Jones, Buck Blanton, and Chris King—for their dedication. They volunteer their time to review ARB applications on the last Thursday of every month.

The Board approved the new ARB Handbook as of May 7th. These changes became effective as of that date. Please review this document for updated requirements regarding new builds, lot clearing, and pond installations.

We thank those who submitted suggestions or comments earlier this year to improve our handbook. Changes were discussed and the document updated if necessary. The updated ARB guidelines became effective as of May 7th. You can access the ARB guidelines on the Deep Creek community page at the Elim Services website.

As part of the vote in January, there were updates to the Covenants and Restrictions documents. The most significant changes approved by majority vote include:

- Language added to restrict short term (Air BnB type) property rentals
- Approval of metal garages or outbuildings subject to approval of design, materials and size
- Ability to enclose three sides of a pole barn with materials identical to or similar in look to those of the primary residence
- Language added to prevent residing on a lot in a temporary structure, RV, tent, etc., without an approved ARB application for the primary residence
- Updated language to allow the keeping of chickens, guinea hens or ducks
- within an enclosed coop which meets approved design and size requirements

Currently the updated Covenants and Restrictions document is being reviewed by the HOA attorney before the final document is recorded with the Nassau County Clerk of Courts.

DCRE & ARB Violations Committee Update

Please be aware that Elim Services has been transitioning to a new administrative system to assist their communities monitor, communicate and resolve any rules violations with property owners. Unfortunately, during this transition to the new system, some erroneous violation notices have been released. We apologize for this error. If you have received a letter and suspect an error, please contact Elim Services as soon as possible to

One of the contracted duties of our property manager is to conduct an on site property inspection each month. The inspection consists of a drive through of the neighborhood including the common areas. At times, they will take pictures of potential violations.

These pictures along with details of the suspected violation are shared with the Rules Committee. Upon review, If the Rules Committee believes there is a violation of either an Architectural Review Guideline or the Covenants and Restrictions, they will request a Notice of Violation be sent to the homeowner.

Elim Services

CAM: Deesa Armstrong
1941 Mayport Road,
Atlantic Beach Blvd, FL 32233
904-241-8886
Info@ElimServices.com

No community inspections are conducted by the Board of Directors of the HOA. All property inspections are conducted from the road frontages or common areas. There is no access to anyone's property. If a property owner observes or has concerns about a possible rules violation, please feel free to contact the Rules Committee or Elim Services to discuss.

Maintenance Committee

Quarterly Maintenance continues on the entrance gates. Recent problems with the South gate were addressed in a timely fashion by our vendor.

Inspections of the community fencing along CR 121 noted several loose poles and panels. Preventative maintenance is being scheduled.

The Deacon Road drainage area has in the past caused expensive repair bills for the community. You may note that there are large piles of stones/rip rap stored in this area. Recent inspections noted the need to add additional rock to prevent future washouts. Our vendor for this project will be completing this maintenance shortly using some of these stockpiled materials.

Our lawn and landscape vendor continues to maintain road frontages, the entrance areas, common areas and swales. If any concerns are noted, please contact Elim Services.

While no community work parties are planned at the present time, your participation is one of the ways we help maintain our community and limit expenses for Deep Creek HOA. If you see something that needs to be done and are willing to donate time or resources to the project, please contact Chris King.

Events Committee

Plans are underway to celebrate our country's 250th anniversary with a cookout at the Southside Gazebo. **Join us on June 27th starting at 6:30pm for hamburgers and hotdogs!** Please bring your chairs, favorite beverage, and fireworks! If you are interested in helping with this event, please contact Katie Adams at board_director1@deepcreekplantation.org. Watch for updates on the Facebook group page.

Many of you enjoyed the food trucks which set up periodically at the South entrance mail box area. Unfortunately, the food trucks did not generate enough business to continue.

Secretary Update:

Welcome to our Newest Neighbors:

On behalf of the entire community, welcome to our neighborhood.

Our neighborhood is made up of friendly residents who take pride in creating a welcoming, safe and enjoyable place to live. We hope you feel quickly at home here. Please introduce yourselves to your neighbors and join us at upcoming community events.

If you have not received the Welcome Packet from Elim Services, please reach out to our CAM, Deesa Armstrong at deesa@elimservices.com. This Welcome Packet will give you some great information about Deep Creek Plantation and provide guidance on how to obtain a personal gate code and a remote gate opener.

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Property Buyers/Seller BE AWARE:

Recently, there was an instance of attempted fraud on a property sale in our community. Apparently, a for sale sign was erected on a vacant lot. Unfortunately, this for sale sign was not placed by the property owner or the property owner's real estate agent.

If you are a prospective buyer of a lot within Deep Creek, we recommend that any purchase be handled with the assistance of a title company. Requests to pay funds directly to a seller represent a risk.

Deep Creek HOA is not responsible for any sales of lots within the community, nor can we police the legitimacy of any property sale or for sale sign.

Additionally, Nassau County Clerk of Courts provides a means for you to sign up for Property Fraud Alerts... Property Fraud Alert is an online subscription service offered to the public that allows you to have your name monitored within the Recorder's office in order to track possible fraudulent recordings that affect their property. The threat of mortgage fraud and identity theft crimes continue to rise, and all too often victims of these types of fraudulent activities are unaware their homes or identity have been stolen. While Property Fraud Alert does not prevent fraud from happening; it does provide an early warning system for property owners to take appropriate actions should they determine possible fraudulent activity has taken place. You can sign up for this free service at: <https://www.propertyfraudalert.com/FLNassau>

Drones in the Community:

Recently, a question was raised about the use of drones in the community. Our Covenants and Restrictions do not restrict the use of drones. The Federal FAA and the State of Florida both have regulations governing drone operation.

Bottom line, it is not illegal to fly drones in a residential neighborhood. However, Florida Statute 934.50 (Florida Freedom from Unwarranted Surveillance Act) does make it illegal to use a drone to record privately owned property or people where they have a reasonable expectation of privacy without prior consent.

Neither the property management company (Elim Services), the Board of Directors or the Deep Creek Homeowner's Association utilize drones for any purpose. Typically drones flying in the neighborhood are operated for the benefit of property owners whose real estate agent wishes to provide aerial views of the lot for prospective buyers.

If you feel your privacy is being violated by drone usage, please report your concerns to the Nassau County Sheriff's Office.

Have Questions or Need Help?:

Many inquiries can be resolved online at www.ElimServices.com Go to My Community and search for your association.

If you need an estoppel or information for a sale, please go to our website and complete the online request. www.ElimServices.com

If you have a request regarding ARB's please email your inquiry to ARB@ElimServices.com

If you have a request regarding assessments or a statement, please contact AR@ElimServices.com

For other needs, please contact the office, M-F, 9 to 5, at Info@ElimServices.com (Office hours may also be adjusted due to the holidays.)

Thank you from the BOD:

*Chris King, Shawn Woolery, Terre Hyers, Katie Adams,
Dayn Boitet*

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