

Deep Creek Connection



President Message

Welcome, everyone to the Deep Creek Connection community newsletter.

Thanks to the Board and the committees, we have made quite a bit of headway on several projects within the community. There are more details throughout the newsletter regarding the projects that have been worked on since our last newsletter.

We appreciate everyone's continued patience, and we look forward to engaging the community through committees, work parties and at our quarterly meetings.

Treasurer Update

The community has had a lot of expenditures this quarter so far due to all the repairs and work needed in the community. All of us play a part in the community and the finances that are associated with it. So, it is important to remember that every expense either caused by a home/lot owner, contractor or visitor affects the finances of the community.

The payment of our dues is needed to help pay for the communities' expenses. So far this quarter we have only collected approximately \$25,000 in assessments out of the \$54,000 that we should be collecting and had expenses of \$54,500. We expect that we will have another approximately \$50,000 in expenses before our April meeting.

Please review your records. If you have not paid your first quarter dues, you can find payment instructions in your Truist Bank coupon book sent out a few weeks ago. If you did not receive your coupon books or if you have questions, please contact Elim Services, our property management company 904 241-8886 and ask for accounts receivable.

ARB Committee Update

The ARB Committee has setup standing meetings for the last Wednesday of the month to host a Zoom call to review the submissions, approve them or give feedback on what is needed to complete the approval process.

Last month the ARB committee approved 3 new home builds and are excited for the new members of our community.

Below is a few of the examples of items that missing items on the ARB application are:

- Photo of the color for the exterior of the home and roof material
- Measurements of home, well, septic and drain field from the BRL's (Building Restriction Line or Building Setback Line).

With these omissions it will only delay the approval of the ARB application.

ADDITIONAL INFORMATION

1st Quarter Board Meeting

April 6, 2024

Maxville Public Library

8375 Maxville Blvd, Jacksonville, FL 32234

Weather permitting we will have this meeting at the Gazebo in the community. See page 2,

Board Contacts

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President

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David Keene
Vice President

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Secretary@deepcreekplantation.org

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Board Director

Board_Director2@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 the newly formed committees below.

- Finance
- Maintenance
- Rules and Enforcement

Rules & Enforcement Committee Update

The Rules & Enforcement Committee along with Elim completed the monthly inspection on February 28th. Compliance issues were noted and will be reviewed and compared to May Mgmt.'s list of violations. Once completed notices will be sent out to affected property owners.

It is imperative that property owners do not disregard these notices and promptly respond to management with remedy of violation.

Example of Violations:

- head walls for culverts not being installed
- driveways left unfinished
- improper and/or incomplete fencing
- damaged fencing

There will also be a friendly reminder sent out regarding trash cans not picked up or left visible. if we could add this to the newsletter also would be helpful.

We are currently in need of two members within our community to be on the Rules Enforcement Committee that will be chaired by a Board of Directors member. If you would like to be a member or have questions, please send an email to: vice_president@deepcreekplantation.org. Please include your name, lot address, and phone number. Should we receive more than three names, the Board of Directors will hold a special meeting via Zoom for selection.

Neighborhood Work Party Planned

Get together, meet your neighbors and help Deep Creek Plantation remain a great neighborhood! Join the work party planned for **March 23rd from 9:00 AM til 1:00 PM.**

At least 20 volunteers are needed to make progress on the following projects:

- Trim or remove trees around front entrances and along the CR 121 fence line
- Install poles and solar lighting at community mailboxes
- Clean up the around the gazebo and lake area
- Reattach loose stones on the entrance gates

Use the attached link to sign up:

<https://www.signupgenius.com/go/10C0B49ACAC2CAAFDC34-48160915-deep> (<https://www.signupgenius.com/go/10C0B49ACAC2CAAFDC34-48160915-deep>)

Community Association Meeting — GET INVOLVED!!

Weather permitted the next Community meeting is scheduled for April 6, 2024, at the North side lake and gazebo area at 11:00 AM. Bring your chairs and refreshments get up to date on community happenings and meet your neighbors!!

Maintenance Committee Update

List of work in progress or complete:

- Deacon Road Washout
- South gates
- North gate
- Fences
- Bridge Inspection

Deacon Road Drainage Project Nears Completion

The damaged exit point of the drainage culvert underneath Deacon Road has been repaired. The outflow of water from these culverts can be extreme during periods of heavy rains. The vendor will periodically inspect the area and perform any required maintenance to avoid large future repair bills.

The only remaining item pending is to sod or seed the headwall areas and reshaped ditch line to prohibit erosion near the road and berm. We will be adding a fence above the culvert headwall for safety awareness.

Entrance Gates

The initial repairs to the South entrance gates have been completed. After quite a long down time, the gates are operational again!

The finances of the Association continue to be evaluated in hopes of expediting the complete replacement of the South Gates. At present the replacement of the South entrance gate is planned for 2025, given that all the assessments this year are paid.

The North repairs are underway and should be completed next week. Windstream Internet and WIFI has been installed to facilitate the technology upgraded with the new LiftMaster Gate systems. This will allow future expansions of security cameras. In speaking with the vendor, we should be able to use our existing gate codes and utilize our exiting gate openers. We are working with the vendor to ensure that we have a smooth transition.

Last week there was an incident where the South gates were forced open either by a vendor or homeowner and the electrical panels were accessed and left open to the elements. **We ask that all homeowners, those currently building a home and for future home builders, please have your construction crews use (especially the heavy equipment trucks) the Construction Gates located just south of the main entrance. The gate code is "1951".** We are asking for every one's assistance to reduce the wear and tear on the south gates. This will greatly reduce future repair costs until we can secure enough cash flow from assessments to fully replace the gates. The board will be considering adding cameras at all the gates in the future to protect our investments.

Fencing along County Road 121

Have you noticed that segments of the fence along CR 121 are missing? We have contracted with Skipper Metals to have the broken fencing segments repaired and they will reattach panels that have broken loose, add new poles for the Windstream boxes, align the gates and add new bushing and grease fittings for the gate hinges.

Elim Services

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

Other Miscellaneous Update

Items that are in progress or complete

- ORMEC completed their LED upgrades to all our street lights.
- Pot holes were filled by the County at the front entrances.
- Ditches along CR121 are going to be dug out by the County soon to help with drainage at the front entrances.
- Welcome Packet is being worked on and we would love any suggestions that you might have to share.
- ARB guidelines are being reviewed and will be updated with guidance from Elim Services and approval by the board.

Lighting Planned for Cluster Mailbox Areas

Elevated solar lighting will be installed as a safety feature around both cluster mailbox areas in the near future. As funding permits, consideration will be given to adding shelters over the mailboxes to protect them from the weather/elements.

Thank you from your board,

Chris King, David Keene, Amanda Laffoon, Terre Hyer, Shawn Woolery

Deacon Drive Project

Updated Photos



Still a little more work to be complete including planting grass seed but almost complete.

