

Deep Creek Connection



President's Message

*Greetings to all
Deep Creek Plantation Families*

Finally, spring and summer are upon us. Isn't this weather spectacular! We look forward to seeing our neighbors out and about the community.

The Board of Directors has been diligently working for months to review, revise, and improve both the Declaration of Covenants & Restrictions (DCRE) and the Deep Creek Plantation Architectural Review Board (ARB) guidelines. I personally extend my sincere thanks to all community members who attended meetings, provided valuable input, and raised pertinent questions. We deeply appreciate the unwavering support of the Board of Directors and Kristina Donaldson throughout this process.

In the upcoming weeks, both revised documents will be mailed to all property owners for your careful review. The Board of Directors will then host community meetings to elucidate the changes, gather additional feedback, and explain the voting process for the Declaration of Covenants and Restrictions (DCRE). Please remember that any change to the DCRE requires a two-thirds majority vote from all homeowners to be enacted.

Your vote is essential! Some of the proposed DCRE changes include:

- Allowing chickens, ducks and guinea hens to be maintained in a coop
- Updating lot setback requirements to conform with Nassau County guidelines
- Allowing partial enclosure of pole barns
- Allowing house number or street address signs up to a maximum size
- Requiring landscape plans as part of an ARB application

Once the DCRE changes are approved, the Board will finalize the updates to the ARB and begin communication on these guideline changes.

ADDITIONAL INFORMATION

2nd Quarter Board Meeting

TBD @ 10:30 am

Virtual

Board Contacts

Chris King
President

President@deepcreekplantation.org

Shawn Woolery
Vice President

Vice_President@deepcreekplantation.org

Amanda Laffoon
Treasurer

Treasurer@deepcreekplantation.org

Terre Hyer
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 the newly formed committees below.

- ARB
- Finance
- Maintenance
- Special Events
- Rules and Enforcement

Treasurer Update – 1st Quarter Summary

As of this quarter, the HOA has paid a total of \$46,574.27 in expenses. This includes our regular quarterly transfer of \$21,800 to the reserve account. Excluding the reserve transfer, our actual operating expenses for the quarter totaled \$24,774.27.

A couple of smaller expenses this quarter included seasonal mulching at the front entrances to keep our community looking its best. Looking ahead, the board has approved funds to repair the Deacon Road fences and the cleaning of the front entrance columns and signs during the second quarter. We'll continue prioritizing maintenance and improvements that benefit everyone in the neighborhood.

Current Account Balances:

- Operating Account: \$124,090.31
- Reserve Account: \$ 97,073.58

We remain committed to building strong reserves and to responsible spending to ensure the long-term financial stability of our community.

A friendly reminder: HOA dues are due each quarter. If you haven't already, please make sure to submit your second quarter payment. Your timely contributions help keep our neighborhood running smoothly! I am always looking for help so if you want to join the Finance Committee, please reach out.

Architectural Review Board (ARB)

During the first quarter the Committee approved construction of several pump houses, detached buildings and pools. We are in the midst of updating the ARB guidelines and creating an in-depth handbook to explain each step and the criteria needed to submit a completed ARB application.

ARB Vacancy

Currently, there are two open positions on the ARB Committee. The ARB Committee works with property owners to review and approve plans for lot improvements, new builds, accessory structures and other construction items. Your participation on this Committee benefits the entire community by ensuring consistent application of our ARB guidelines as well as compliance with DCRE requirements. The Committee meets via zoom at 6PM on the last Thursday of each month. Please volunteer and become involved to help keep Deep Creek Plantation a great place to live.

If interested, complete the attached application and submit to ARB@ElimServices.com. All applications will be reviewed and the new ARB members selected by the Board of Directors. For more information, please contact Shawn Woolery at vice_president@deepcreekplantation.org.

Elim Services

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

Rules & Enforcement Committee Update

The Rules and Enforcement Committee receives notice of potential violations of either the ARB guidelines or the DCRE in one of two ways. The primary source of reported violations comes from Elim Services, our property management company. As part of their contract, Elim Services is required to conduct monthly community reviews. Potential violations are documented as part of these reviews. The second source comes from concerned property owners who have contacted Elim Services to report potential violations. Elim Services provides a monthly report of all potential violations to the Rules and Enforcement Committee. If the Committee deems them valid, Elim Services will be instructed to send a compliance letter to the property owner. Generally, these violations center around incomplete driveways, missing driveway culverts and headwalls, or unapproved structures, fencing, and service walls.

If you receive a compliance letter from Elim Services regarding a violation, the Committee will work with you to create a plan and timeline for the next steps. It is important to begin a dialogue with Elim Services and/or the Rules & Enforcement Committee on how best to address the issue as soon as possible.

We are pleased to announce that Rob Adams has accepted the position of Committee Chair. Rob will be looking for volunteers for the Rules & Enforcement Committee willing to assist in reviewing compliance letters generated through Elim Services. Volunteers will ensure that the letters are in line with the Declaration of Covenants & Restrictions and the ARB guidelines prior to being sent to the property owner. If you are interested in serving on this Committee, please contact Rob Adams at Rules_Enforcement@deepcreekplantation.org.

Secretary Update

Communication Avenues

One of the primary and most cost-effective ways we communicate with our property owners is via email. If you are **not** receiving email communications or if your email address has recently changed, please contact Elim Services at 904-241-8886. Additionally, Deep Creek Plantation has a Facebook page. While the HOA does not administer this page, it is a great source property owners can utilize to share information. You will also see informational updates on this Facebook page from the Board.

Website

Finally, we are introducing a new information portal. While you can find some information about Deep Creek Plantation on the property management's website (Elim Services), we are excited to announce our Deep Creek Plantation Owners Association website. The website is www.deepcreekplantation.org. Please check your email for instructions on how to get signed into the resident portal.

Secretary Update Continued...

Gate Access For Repetitive Deliveries or Special Events

The gates of Deep Creek Plantation represent a significant ongoing expense for our community. We all value the security and privacy these gates provide. If you are having a large event with numerous guests, or repetitive deliveries or activity, you may contact Elim Services or your Board to request the gates remain open for a set period of time. Your cooperation and support to preserve our gate equipment is greatly appreciated.

Special Events Committee

A few weeks ago, President Chris King received a request to officially form a committee to plan and organize community holiday and special events. We would like to thank Claire Ledford and Allison Zehler for bringing this suggestion forward. The Board recognized the value of this request and created the *Special Events Committee*. In addition to promoting special community events, this group will oversee holiday decorations for each gate entrance. Big thanks go out to Allison Zehler who has volunteered to chair the committee and Katie Adams our Board representative. If you are interested in being a part of this team, please contact Katie at board_director1@deepcreekplantation.org. Allison and Katie are excited to work with the Committee to bring our community together for special occasions and fun!

Maintenance Committee Update

The start of the year saw the much-needed installation of runners on both the North and South bridges. This achievement was made possible by the dedication of community members who contributed their time, tools, and heavy equipment. We extend our sincere thanks for their invaluable effort.

Ongoing and upcoming maintenance for 2025 include:

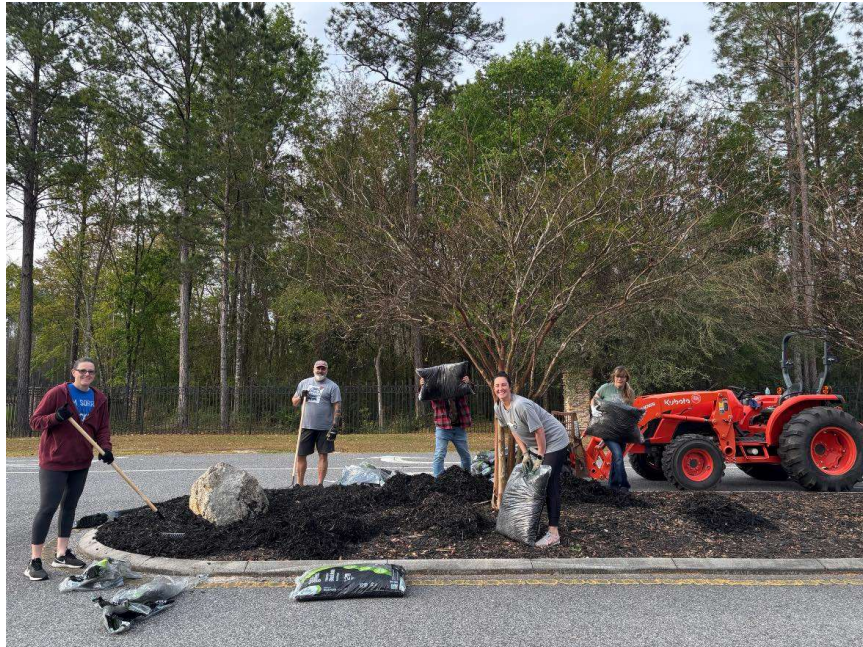
- Annual refreshing of flower beds and medians
- Resetting fence panels along CR 121
- Replacing or repairing of wire fencing along Deacon Road
- Clearing overgrowth around drainage grates (in collaboration with our Landscape Contractor)
- Potential installation of a Storage Unit at the lake for community equipment, decorations, and supplies
- Pressure washing of columns and the main Deep Creek Plantation signs
- Relocating the Dunroven Drive (North) river access road

Additionally, we have initiated a quarterly maintenance contract with IAS Solutions for our security gates. This proactive measure aims to ensure consistent gate operation and reduce overall maintenance expenses. We are also collaborating with IAS Solutions to resolve issues related to key fob reception and firmware updates that have been causing gate freezes.

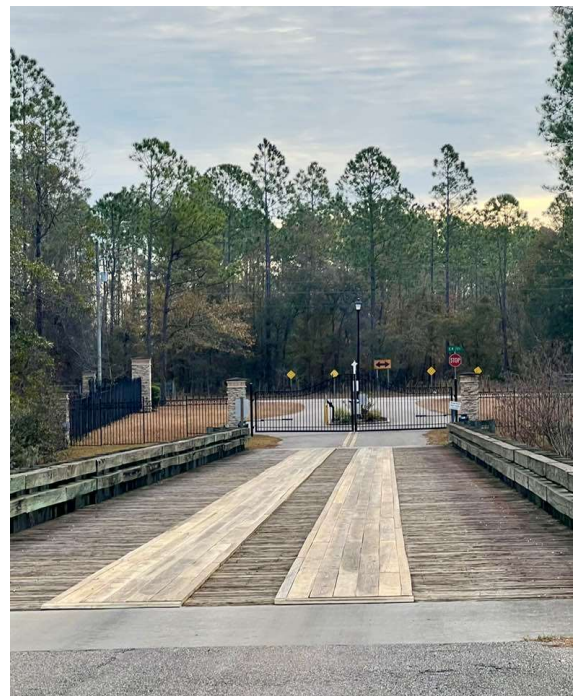
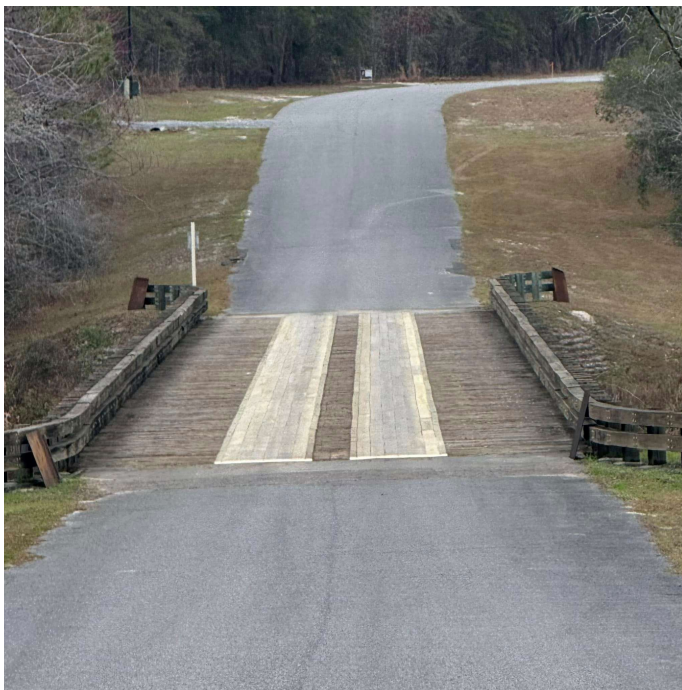
Thank you from your board,

*Chris King, Amanda Caffoon, Terre Hyer, Shawn Woolery,
Katie Adams*

*COMMUNITY
EVENTS*



Work Party – Mulching the entrances



Work Party – Replacing the Runners on the Bridges