

THE LANDING AT CROSS CREEK

2025 SUMMER NEWSLETTER



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

HOA
Meeting

Date/Time: 08/13/25 at 6:00pm

Location: 401 Wet Rock Lane, Jacksonville,
FL 32225 "Wet Rock Cul-de-sac"

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.



City Grant Update!

Your Board of Directors applied for the City of Jacksonville's Neighborhood Matching Grant in December of 2024. The city approved to reimburse the association 50% of the total cost of the following projects that will be completed before fall of 2025.

- Community Memo Board at Main Entrance
- Electrical updates at entrance
- Entrance fencing replacement
- 6 new Dog Waste stations to be installed
- Fresh mulch at entrance



Board of Directors:

President Cody Lewin
Treasurer/ Secretary Travis Bachorski

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".*
- *Each owner shall maintain the entire lot (and improvements thereon) in a neat and clean condition at all times.*
- *Boats, RVs, campers, trailers, etc. must be stored out of view.*
- *No vehicle shall be parked in any portion of the lot which is not paved as a driveway or parking area. Please reserve street parking for temporary use for vendors and guests. Congested streets prevent garbage trucks and rescue services from getting through to your neighbors.*
- *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..**

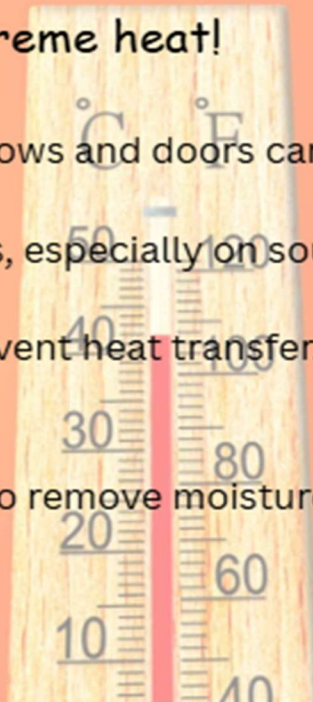
Fans-Use fans strategically to circulate air.

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.