

The Landing at Cross Creek

Homeowner's Association

2026 Assessment

The Board adopted the **2026 assessment** on October 29, 2025, in the amount of **\$252.91**. If you have not made your 2026 assessment payment, please make sure you log into your homeowner portal to make your payment at your earliest convenience. Should you have trouble signing in, or if you have not received your log in instructions, please reach out to your CAM at Ashley@elimservices.com.

Sending a big Thank You to all the community members who decorated their property for the holidays and helped make our community look festive.



Please continue to reserve on-street parking primarily for the purpose of guests and temporary parking for deliveries or services such as lawn maintenance.

Please take a moment to check out Myjax. Myjax is a connection to city services and community information.



You can find answers to city related questions or submit requests for service regarding streets, parking, streetlight outages, etc. by calling 904-630-CITY or visiting <https://myjax.custhelp.com>.

HELLO

Winter



Board of Directors:

President..... Travis Bachorski
Treasurer/ Secretary..... Loren Lingenfelter

A Few 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.

Waste Collection in your area

Monday: Garbage/Yard Waste/Bulk
Tuesday: Recycle (every other week)

If you are interested in joining the board of directors or would like more information about serving your community as a board member, please contact your CAM at Ashley@elimservices.com.



Essential Winter Lawn Tips for Florida Lawns

Watering Pre-Freeze: Hydrate the lawn 24–48 hours before a freeze to help soil retain heat, but avoid watering during freezing temperatures.

Mowing Height: Raise mower blades to the highest setting (3–4 inches) to protect the crown of the grass.

Irrigation Reduction: Reduce watering frequency to every 14–21 days, or when the lawn shows signs of drought stress.

Cover Sensitive Plants: Use frost blankets or breathable fabrics (not plastic) to cover delicate plants, securing them to the ground.

Protect Potted Plants: Move potted plants indoors or to sheltered areas.

Pest/Disease Control: Be aware that Centipede and St. Augustine grass can suffer from large patch fungus in the fall; minimize excess nitrogen.



Per your community's governing documents, ARB approval is required prior to making any exterior changes to the home/property. A copy of your community's governing documents can be found at <https://www.elimservices.com/communities/the-landing-at-cross-creek/>. You may submit an ARB request at <https://www.elimservices.com/arb-form/>.



If you are selling your home, please note that compliance violations will need to be resolved prior to sale. All violations will be listed on estoppel and can delay closing.

Key Winter Home Care Tasks for Florida Homeowners

- **HVAC & Air Quality:** Change air filters, check for mold, and consider a dehumidifier to keep indoor humidity levels between 35% and 50%.
- **Seal the Home:** Inspect and fix weather stripping on doors and windows to keep out pests seeking warmth.
- **Plumbing Protection:** Insulate exposed pipes and outdoor faucets to prevent freezing during unexpected, cold Florida nights.
- **Landscaping & Exterior:** Trim trees and branches away from the roof, clean gutters, and adjust irrigation systems for reduced, cooler-weather water needs.
- **Pool Maintenance:** Maintain proper chemical balance to prevent algae growth and keep the pump running regularly.
- **Pest Control:** Schedule a professional inspection, as rodents and insects often move indoors during cooler weather.