

Villas at Cross Creek

Homeowner's Association

2026 Assessment

The Board adopted the **2026 assessment** on October 9, 2025, in the amount of **\$120.00**. 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

Community Helpers Committee



Last year, your Board of Directors adopted a brand-new committee! The Community Helpers Committee was formed by neighbors to assist neighbors who may not be able to keep up with their property due to health matters, hardships, etc. Thomas

Brown is heading up Community Helpers.

A BIG THANK YOU to Thomas for volunteering! If you are interested in helping your neighbors or need help yourself, please reach out to your CAM Ashley at Ashley@elimservices.com to connect with Thomas.

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



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

A Few Reminders...



Our neighborhood is deed restricted. A copy of our governing documents is available at www.ElimServices.com. Click on "My Community".



Trashcans should always be stored out of view of the road and neighboring lots.



Dogs should be on a leash when they aren't "at home" and all pet waste must be picked up by the owner. The number of household pets should not exceed three total.



Boats, RVs, campers, etc. must be stored out of view.



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.

Please be mindful of your speed when entering and exiting the community. All drivers should be

responsible and **drive slow**, being extra aware of kids playing and homeowners walking their dogs.



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.



ARB Approval is required prior to any exterior changes to the home/property. You may submit and ARB request at www.ElimServices.com under the "ARB Form" tab.



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.