

Winter Newsletter
Old Mill Cove
Homeowner's Association

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



Waste Collection in your area
Wednesday: Garbage/Yard
Waste/Bulk Trash
Friday: Recycling (every other
week)



Board of Directors:

President Kris Chanitz
Vice President Peter Dymond
Treasurer..... Heidi Guzman
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Please be respectful of your neighbor's privacy. We've had a few incidents reported where neighbors/strangers have entered a resident's property without permission. This is considered trespassing.



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>.

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".***
- ***All vehicles shall be parked within garages or driveways. Parking in yards between the paved road and residential structures or on streets within the development is prohibited.***
- ***The owner of each building plot, whether such plot be improved or unimproved, shall keep such plot free of tall grass, undergrowth, dead trees, dangerous dead tree limbs, weeds, trash and rubbish, and shall keep such plot at all times in a neat and attractive condition.***

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.

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/old-mill-cove-home-owners-association-inc/>. You may submit an ARB request at <https://www.elimservices.com/arb-form/>.



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.