



The Johns Creek Connection



Included

- Contacts & Meetings
- Holiday Hours
- Turkey Trot 5k/Blood Drive
- Halloween Photos
- Jaguars Game
- CDD vs. POA
- Communication
- Food Trucks / Barbershop
- Important Gym Update
- Fit-n-Fifty
- Amenity Athletics
- Interests
- Recipe of the month
- November Calendar
- November Pool Calendar
- Advertise with us

BrandyCreekCDD.com



COMMUNITY CONTACTS

Need assistance or have a question?

Amenity Office located at Phase 1

904.230.4208

brandycreekmanager@yahoo.com

Field Operations Manager

Jim Masters

jmasters@vestapropertyservices.com

Admin Assistant

Jennifer Meadows

jmeadows@vestapropertyservices.com

CDD District Manager

Governmental Management Services

Jim Oliver

joliver@gmsnf.com

904.940.5850

475 W. Town Place

Suite 114

St. Augustine, Florida 32092

HOA Phase 1 Property Manager

FirstService Residential

CAM Wendy Thrower

904-733-3334

6620 Southpoint Dr. Suite 610,

Jacksonville, FL 32216

HOA Phase 2 Property Manager

Interlaced Property Solutions

CAM Timothy Bennett

tbennett@interlacedjax.net

904.619.9190

5991 Chester Ave Suite 203,

Jacksonville, FL 32217



MEETINGS

CDD Board Meeting

Wednesday, November 10th

6:30 p.m.

Phase 2

Phase 1 POA Meeting

Thursday, November 18th

6:00pm

Phase 2

Phase 1 CEC Meeting

Tuesday, November 9th

6:00pm

Phase 2

Phase 2 Budget & BOD Meeting

Tuesday, November 2nd

6:00pm

Phase 2

ARB Meeting

Tuesday, November 9th

6:30pm

Phase 1



AMENITY HOURS

Office Hours

904.230.4208

Monday: 9:00am - 2:00pm

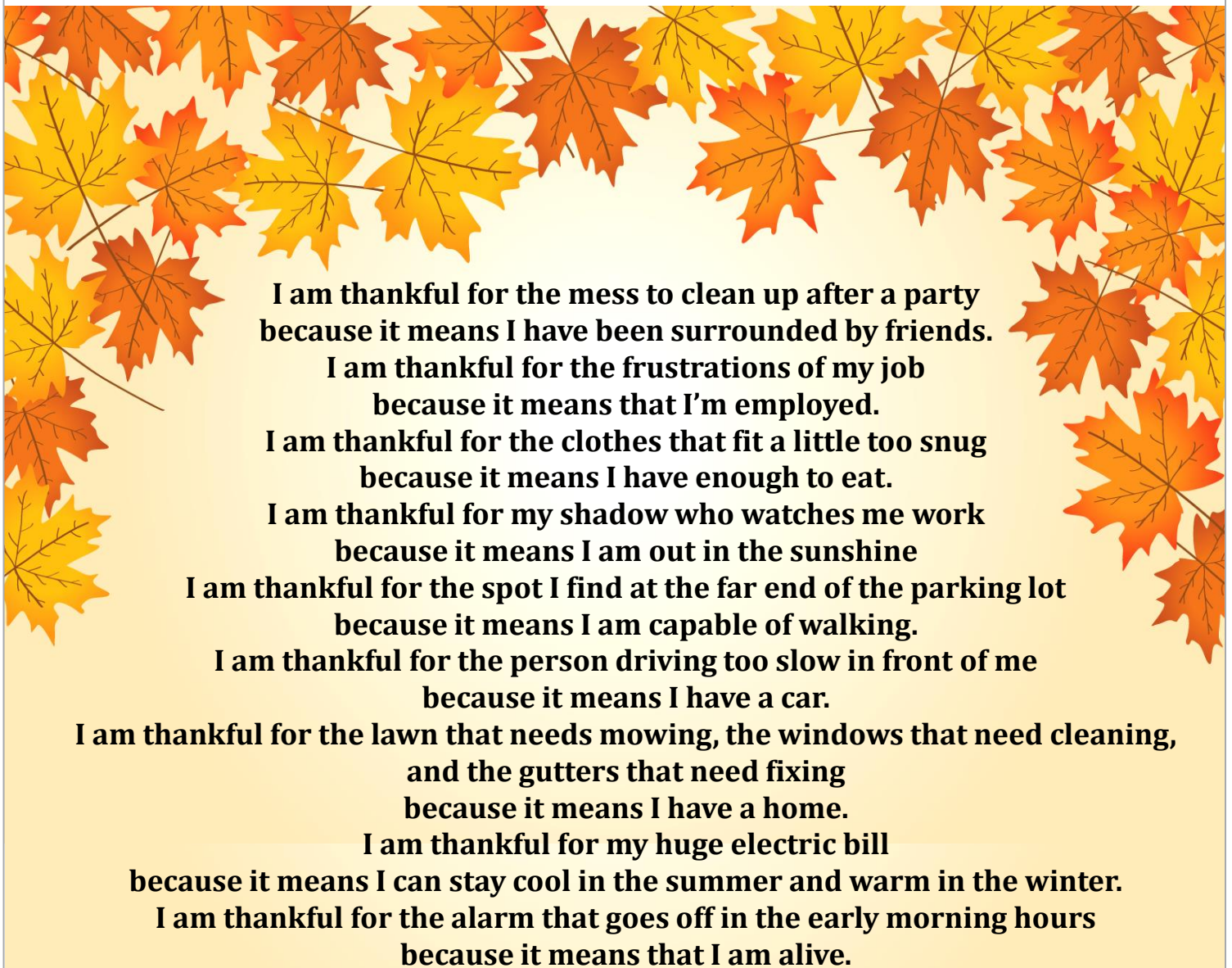
Wednesday: 9:00am - 2:00pm

Friday: 9:00am - 2:00pm

Saturday: 10:00am - 3:00pm

Fitness Center

Daily: 4:00 am – 12:00 am



**Run off the Turkey 5K
Race and 1 mile Fun Run
Friday, November 26
9am at Phase 1**

Registration Fees:
Run off the Turkey Trot 5k - \$25
1 mile Fun Run and Walk - \$15
Kids 10 and under are free



We are excited to help you run off Thanksgiving with a Black Friday 5k. This event will benefit the Tim Tebow Foundation. Choose between a chip timed 5k race (3.1 miles) or a 1-mile fun run or walk. This event will start and end at the Phase 1 Amenity Center.

Awards will be given to the top male and female along with the following age groups: 13 and under, 14-19, 20-29, 30-39, 40-49, 50-59, and over 60. All participants will get a Florida Race Day Sports Bottle and Finisher's Medal.

Packet pick up will be given out the morning of the race between 8am-8:45am. To register please see the link in the weekly e-blast.



**Blood Drive
Saturday, November 6
9am-4pm
Phase 1**

All donors will receive a Limited Edition OneBlood Fleece Blanket and a \$10 eGift card! Plus, a wellness checkup including blood pressure, temperature, iron count, pulse, and cholesterol screening.

Appointments are encouraged, please visit www.oneblood.org/donate-now and use sponsor code #60517

**GIVE THE BEST GIFT –
THE GIFT OF LIFE!**

HALLOWEEN TRAIL OF FUN





JACKSONVILLE JAGUARS

Johns Creek Community Outings with the Jaguars

Sunday, December 19

Jags vs. Texans

GREAT CHRISTMAS GIFT

Enjoy roundtrip charter bus transportation from Johns Creek and a pre-game tailgate inside TIAA Bank Field with inclusive food, beer, wine, water and soft drinks starting three hours prior to kickoff.

Use Link below to purchase tickets

For any questions please contact Shawn at

904-633-5263

Understanding CDD and POA

The CDD is a governmental entity originally set up by the developer. Through medium-to-long-term municipal bonds, it serves the community by planning, financing and building, operating and maintaining specific infrastructures and amenities for residents. For instance, those funds may be used to put water, sewer, electrical infrastructure, pools, tennis courts, clubhouse, common area landscaping, and pool maintenance, among others. The CDD also has an elected Board of Directors responsible for their own budget, management organization, common areas and amenities. CDD fees are paid as a non-ad-valorem tax that is included in your annual tax bill.

A POA governs the community to make sure the community remains fiscally healthy, that the homes within the community are adhering to the deed restrictions. They have their own budget, board of directors, and property manager (company) separate from the CDD. Within Johns Creek, we have both a POA for Phase 1 and a POA for Phase 2. These POA boards oversee several committees such as Social Committee, Neighborhood Watch Committee, and the Architectural Control Committee. POA dues are paid annually, directly to the management company representing your POA.

An easy way to think of the difference is that if your issue concerns your home or your yard, the questions goes to the POA. If your issue concerns the common areas, preserves, ponds, or amenity centers, your question should be directed to the CDD.

For more information and/or questions, don't hesitate to contact your CDD or POA representatives.

CDD Contact
224 Johns Creek Parkway
904-230-4208

Phase 1 POA Contact
FirstService Residential
Wendy Thrower
904-733-3334

Phase 2 POA Contact
Interlaced Property Solutions
Timothy Bennett
904-619-9190

Stay Connected!

www.facebook.com/brandycreekcdd

This is our official Johns Creek Facebook page. Here you will find event reminders, important resident information, policy reminders, event cancellations, pool closings, etc.



***Do NOT contact staff with questions or concerns on any social media sites.
Please call us at the office 904-230-4208 or email us at
brandycreekmanager@yahoo.com.**



FACE TO FACE BEFORE FACEBOOK

As your Amenity Staff we work hard to keep Johns Creek the best community to live in. Whether it be planning exciting events for everyone to enjoy or offering beautiful amenities, our goal is always the same. Your happiness is our happiness.

We have been made aware of a few individuals that choose to post their concerns or questions to social media before contacting staff. When this is done, you're not receiving the best service that we are here to provide. We want to be able to address any concerns or questions and provide you with accurate information and solutions. It may feel good to vent, but it does nothing to change what may have upset you in the first place.

If there is anything we can do to help you, please contact us by any or all of the following:

Office Number: 904-230-4208

Jim Master's, Operations Manager, email: jmasters@vestapropertyservices.com

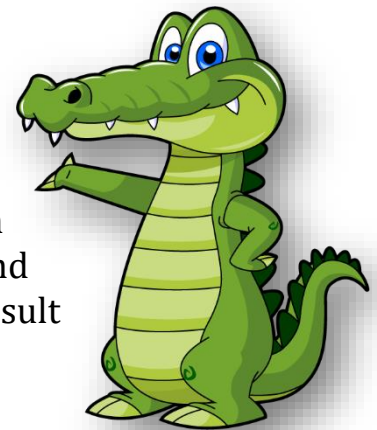
Jennifer Meadows, Amenity Manager, email: jmeadows@vestapropertyservices.com

Brandy Creek email: brandycreekmanager@gmail.com

We look forward to continuing to make Johns Creek the best place to live!

Living With Alligators

Alligators have inhabited Florida's marshes, swamps, rivers and lakes for many centuries and are found in all 67 counties. In recent years, Florida has experienced a tremendous human population growth. Many residents seek waterfront homes, and increasingly participate in water-related activities. This can result in more frequent alligator-human interactions and a greater potential for conflict.



If an alligator is at least 4 feet in length and you believe it poses a threat to people, pets, or property, please contact the Florida Alligator Hotline at 866-392-4286.

Alligators less than 4 feet in length are not large enough to be dangerous to people or pets. However, you should never handle an alligator, even a small one, because its dangerous and illegal. Never feed an alligator and keep your distance if you see one. Swim only in designated areas during daylight hours and keep pets on a leash and away from water.

FOOD TRUCK WEDNESDAYS



November 3rd – The Copper Spoon / Natures Drip

November 10th – Sal Cucina

November 17th – Manny's

Food Trucks are held at the Phase 1 Amenity Center from 5pm-8pm. Whether you eat here or do take out, you won't want to miss these delicious meals!

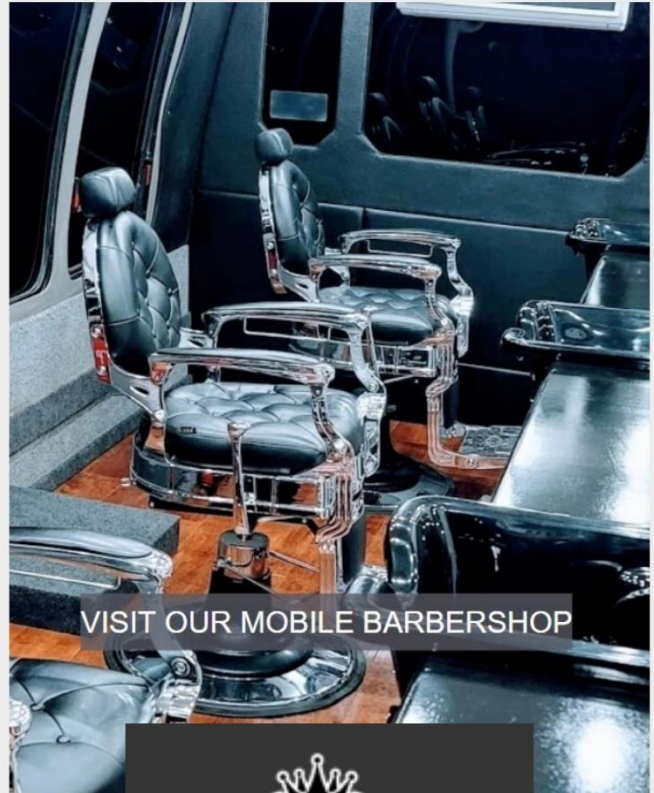
**Please note that food trucks are subject to change without notice*

BARBER SHOP

Moses and his talented team from
The King's Chair Barber Club will
be at Phase 1 on:
Wednesday November 3
Wednesday November 17
from 10am-7pm

An appointment guarantees you
a spot and is always preferred -
but if there is an open chair,
walk-ins are always welcome!

Please visit the link in the e-blast
to see a list of prices along with
information regarding their
amazing company.



VISIT OUR MOBILE BARBERSHOP



Gym Reminders

Attention all parents of children 14 years or older

Attention all parents of children 14 years or older: we need your help! Please talk with your child about expected behaviors when using the Fitness Center. We want everyone to have a safe and enjoyable workout at our facility, which means following all the rules that have been set in place. We don't want to revoke anyone's privileges so please take a minute to read over this with them.

- Patrons 14 years of age and older are permitted to use the Fitness Center during designated operating hours.
- Access card is required for all patrons.
- Loud, profane, and/or abusive language will not be tolerated.
- Disorderly conduct and horseplay will not be tolerated.
- No food permitted in the Fitness Center.
- Beverages are permitted but must be in a covered and sealed container.
- Glass and other breakable items are prohibited in the Fitness Center.
- Appropriate clothing is required at all times (shirts, shorts, leotards, and/or sweat suits – no denim).
- Athletic footwear must cover the entire foot (no flipflops or sandal styles).
- Audio devices are prohibited unless they are personal units equipped with headphones.
- Every individual is responsible for spraying and wiping down the equipment after use.
- Benches and machines may not be stepped on or climbed over.
- Bicycles, skateboards, roller blades, hover boards, and scooters are prohibited from the Fitness Center at all times.
- Personal training or solicitation of training for fees is prohibited unless approved by Operations Manager.
- Disregard of any Fitness Center rule or policy may result in expulsion from the Amenity Center and suspension of Amenity Center privileges.

For the complete list of policies and procedures, please visit our website: brandycreekcdd.com.





FIT-N- FIFTY

**MONDAYS & WEDNESDAYS
5:30PM - 6:30 PM AT PHASE 2**

**Fitness is FUN at Johns
Creek!**

**\$5 for residents
\$7 for guests**

**Get fit with fun, low
impact aerobic moves.**

AMENITY ATHLETICS



FLAG FOOTBALL 2022

FOR BOYS & GIRLS
AGES 5-14

League Information:

- ▶ \$110.00 per player
 - Includes flags, jersey, shorts, and medal
 - Black socks suggested
- ▶ January 22nd 2022 - March 5th 2022
- ▶ Games at Bartram Springs and Heritage Landing
- ▶ Registration October 15th - December 19th

To Register Visit
www.AmenityAthletics.com

Community Interest Groups

Book Club

The Book Club meets once a month either at a member's home or at the Amenity Center. All the details are posted on our Facebook page. Feel free to join us even if you haven't read the book. For more information, contact Cindy Dicey at cmdicey@gmail.com

Running Club

Interested in join a running club in Johns Creek? Go to the Facebook page: Johns Creek Running Club for more informaiton.

Play Group

Please check the Johns Creek Community Facebook page for locations and times.

Bible Study

All are invited! You can begin attending at any time. Bible Study meets every Monday from 7:30-8:30am. Call or text Brandon at (904) 962-7600.

If you are interested in starting or promoting a Community Interest Group, please email the Amenity Staff at brandycreekmanager@yahoo.com. We will assist you with accommodating any community group to the best of our ability. We look forward to hearing from you.

*This list is for informational purposes only and in no way should be considered an endorsement of or partnership with Brandy Creek CDD or Vesta Property Services.

Homemade Pumpkin Pie



Ingredients – Single-Crust Pie

- 1 1/3 cups all-purpose flour
- 1/2 teaspoon salt
- 1/2 cup shortening
- 3 1/2 tablespoons cold water

Ingredients – Filling

- 2 cups mashed, cooked pumpkin
- 1 (12 fluid ounce) can evaporated milk
- 2 eggs, beaten
- 3/4 cup packed brown sugar
- 1/2 teaspoon ground cinnamon
- 1/2 teaspoon ground ginger
- 1/2 teaspoon ground nutmeg
- 1/2 teaspoon salt

- Prep: 20 mins
- Cook: 40 mins
- Total: 60 mins
- Servings: 8
- Yield: 1 pie

Instructions

1. Preheat oven to 400 degrees F
2. Prepare pie crust by mixing together the flour and salt. Cut shortening into flour; add cold water 1 tablespoon at a time (you may need only 3 tablespoons, or up to 4 tablespoons). Mix dough and repeat until dough is moist enough to hold together.
3. With lightly floured hands shape dough into a ball. On a lightly floured board roll dough out to about 1/8 inch thickness. With a sharp knife, cut dough 1 1/2 inch larger than the upside-down 8-to-9 inch pie pan. Gently roll the dough around the rolling pin and transfer it right-side up onto the pie pan. Unroll, easing dough into the bottom of the pie pan.
4. In a large bowl, beat pumpkin with evaporated milk, eggs, brown sugar, cinnamon, ginger, nutmeg, and salt with an electric mixer or immersion blender. Mix well. Pour into a prepared crust. Bake 40 minutes or until when a knife is inserted 1 inch from the edge comes out clean.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4	5	6
		Ph2 Budget and BOD Meeting 6pm Phase 2	Fit-n-Fifty 5:30pm Phase 2 Food Trucks 5pm-8pm Phase 1			Blood Drive 9am-4pm Phase 1
7	8	9	10	11	12	13
	Fit-n-Fifty 5:30pm Phase 2	ARB Meeting 6:30pm Phase 1 Ph1 CEC Meeting 6pm Phase 2	CDD Meeting 6pm Phase 2 Food Trucks 5pm-8pm Phase 1	No School 		
14	15	16	17	18	19	20
	Fit-n-Fifty 5:30pm Phase 2		Fit-n-Fifty 5:30pm Phase 2 Food Trucks 5pm-8pm Phase 1	Ph1 BOD Meeting 6pm Phase 2		
21	22	23	24	25	26	27
	Fit-n-Fifty 5:30pm Phase 2		No School	No School	No School Turkey Run 9am Phase 1	
28	29	30				
	Fit-n-Fifty 5:30pm Phase 2					

Happy Thanksgiving 

November Pool Hours

as per the FLORIDA DEPARTMENT OF HEALTH
Rule# 64E-9.008 || Saint Augustine, Florida, USA
122012 Lat: 29.9583 Lon: -81.3383

There is no night swimming permitted at Johns Creek

	DATE	SUNRISE	OPEN	SUNSET	CLOSE
Monday	1-Nov-21	7:38 AM	8:08 AM	6:39 PM	6:09 PM
Tuesday	2-Nov-21	7:38 AM	8:08 AM	6:38 PM	6:08 PM
Wednesday	3-Nov-21	7:39 AM	8:09 AM	6:37 PM	6:07 PM
Thursday	4-Nov-21	7:40 AM	8:10 AM	6:37 PM	6:07 PM
Friday	5-Nov-21	7:41 AM	8:11 AM	6:36 PM	6:06 PM
Saturday	6-Nov-21	7:41 AM	8:11 AM	6:35 PM	6:05 PM
Sunday	7-Nov-21	6:42 AM	7:12 AM	5:35 PM	5:05 PM
Monday	8-Nov-21	6:43 AM	7:13 AM	5:34 PM	5:04 PM
Tuesday	9-Nov-21	6:44 AM	7:14 AM	5:33 PM	5:03 PM
Wednesday	10-Nov-21	6:45 AM	7:15 AM	5:33 PM	5:03 PM
Thursday	11-Nov-21	6:45 AM	7:15 AM	5:32 PM	5:02 PM
Friday	12-Nov-21	6:46 AM	7:16 AM	5:32 PM	5:02 PM
Saturday	13-Nov-21	6:47 AM	7:17 AM	5:31 PM	5:01 PM
Sunday	14-Nov-21	6:48 AM	7:18 AM	5:31 PM	5:01 PM
Monday	15-Nov-21	6:49 AM	7:19 AM	5:30 PM	5:00 PM
Tuesday	16-Nov-21	6:50 AM	7:20 AM	5:30 PM	5:00 PM
Wednesday	17-Nov-21	6:50 AM	7:20 AM	5:29 PM	4:59 PM
Thursday	18-Nov-21	6:51 AM	7:21 AM	5:29 PM	4:59 PM
Friday	19-Nov-21	6:52 AM	7:22 AM	5:28 PM	4:58 PM
Saturday	20-Nov-21	6:53 AM	7:23 AM	5:28 PM	4:58 PM
Sunday	21-Nov-21	6:54 AM	7:24 AM	5:28 PM	4:58 PM
Monday	22-Nov-21	6:55 AM	7:25 AM	5:27 PM	4:57 PM
Tuesday	23-Nov-21	6:55 AM	7:25 AM	5:27 PM	4:57 PM
Wednesday	24-Nov-21	6:56 AM	7:26 AM	5:27 PM	4:57 PM
Thursday	25-Nov-21	6:57 AM	7:27 AM	5:27 PM	4:57 PM
Friday	26-Nov-21	6:58 AM	7:28 AM	5:27 PM	4:57 PM
Saturday	27-Nov-21	6:59 AM	7:29 AM	5:26 PM	4:56 PM
Sunday	28-Nov-21	6:59 AM	7:29 AM	5:26 PM	4:56 PM
Monday	29-Nov-21	7:00 AM	7:30 AM	5:26 PM	4:56 PM
Tuesday	30-Nov-21	7:01 AM	7:31 AM	5:26 PM	4:56 PM



Newsletter Advertisement Prices

\$90 for a full-page advertisement for 3 months

\$45 for a ½-page advertisement for 3 months

\$35 for a ¼-page advertisement for 3 months

Requirements:

- We must receive your ad by the 20th of each month in order to be included in the following month's newsletter.
- Advertisers are responsible for supplying all digital content in an open format that will allow us to reformat when necessary.
- Ads must be in high resolution jpeg or PNG format as an attachment. Not embedded in an email.
- Space is limited and available on a first come, first served basis.
- Send advertisements to jmeadows@vestapropertyservices.com

Please register and pay at the amenity center.