



The Johns Creek Connection



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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, January 12, 2022

6:30 p.m.

Phase 2

Phase 1 POA Meeting

Thursday, December 16

6:00pm

Phase 2

Phase 1 CEC Meeting

Tuesday, December 14

6:00pm

Phase 2

Phase 2 POA Meeting

Wednesday, January 19

6:00pm

Phase 2

ARB Meeting

Tuesday, December 14

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



In observance of the holidays our office hours will be as follows:

Friday, December 24 – open 9am-1pm

Saturday, December 25 - closed

Friday, December 31 – open 9am-1pm

Saturday, January 1 - closed

We wish you all a safe and happy holiday!

**Looking for something fun to do with the family?
Check out these local events that are guaranteed to get your heart
into the spirit of the holidays!**

December 1-24: Alhambra Dinner Theatre presents A Christmas Carole

December 1 – January 9: Dazzling Nights at Jacksonville Arboretum & Botanical Gardens

December 1 – January 1: Deck the Chairs in Jacksonville Beach

Beginning December 3: Go Tuk'n Holiday Light Tours

December 12: Riverside Avondale Luminaria Night

December 4-22: 19th Annual Gingerbread House Extravaganza

December 5: Holiday Tour of Homes presented by The Junior League of Jacksonville

December 9-12: Holiday Pops with the Jacksonville Symphony

December 10-11: Beaches North Pole Express – Beaches Museum

December 12: The Hip Hop Nutcracker at the Florida Theatre

December 15: Cirque Musica Holiday Spectacular at the Florida Theater

For more information and ideas visit: visitjacksonville.com/events/holidays



Cookies and Cocoa
with Santa

DECEMBER 11TH
4pm-7pm @ ph1

Bring your family and your cameras!
Games to play while you wait, cookies
and cocoa to enjoy! You won't want to
miss it!



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.

**LAST CHANCE
FOR THIS BIG
GAME!**

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

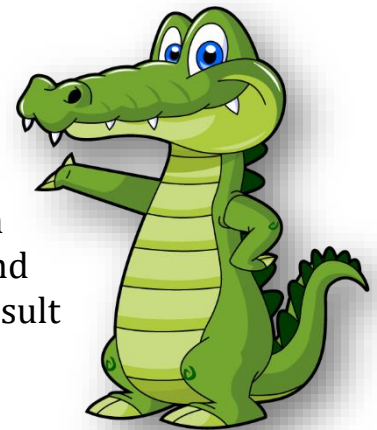
Jennifer Meadows, Amenity Manager, email: jmeadows@vestapropertyservices.com

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



December 1st – The Hungry Owl

December 8th – 904 Burgers / About Time Kitchen

December 15th – Twisted Okie

December 22nd – Rocco's Pizza

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*

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.

Grinch Fudge



Ingredients – Single-Crust Pie

- 8-inch square baking pan
- Non-stick foil (other options: parchment paper or regular foil with cooking spray)
- 2 2/3 cups white chocolate chips (16 oz)
- 1 14-ounce can sweetened condensed milk
- Green food coloring (suggest soft gel paste – electric green)
- Heart sprinkles

**Note: if you use confectionary coating chips (no cocoa butter listed) use 16 oz. If using pure white chocolate (with cocoa butter listed) use 24 oz.*

Instructions

1. Line an 8-inch square baking pan with non-stick foil (or the other options listed).
2. In a large, microwave-safe bowl place the white chocolate chips and sweetened condensed milk.
3. Microwave for 90 seconds at 70% power. Use the residual heat to stir the mixture well until the chocolate is fully melted and smooth. If necessary, microwave for additional 15 second intervals at 70% power until melted.
**Be sure to only microwave until the chips are about three quarters of the way melted and then stir until fully melted as to not overheat the chocolate. Stir in can of sweetened condensed milk until the mixture is smooth.*
4. Add a few drops of food coloring until desired shade of green is reached.
5. Pour the mixture into the prepared baking pan and spread evenly.
6. Press heart sprinkles over the top of the fudge.



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
28			1	2	3	4
			Fit-n-Fifty 5:30pm Phase 2 Food Trucks 5pm-8pm Phase 1			
5	6	7	8	9	10	11
			Food Trucks 5pm-8pm Phase 1			Cocoa and Cookies with Santa 4pm-7pm Phase 1
12	13	14	15	16	17	18
	Fit-n-Fifty 5:30pm Phase 2	ARB Meeting 6:30pm Phase 1 Ph1 CEC Meeting 6pm Phase 2	Fit-n-Fifty 5:30pm Phase 2 Food Trucks 5pm-8pm Phase 1	Ph1 POA Meeting 6pm Phase 2		
19	20	21	22	23	24	25
	Fit-n-Fifty 5:30pm Phase 2		Food Trucks 5pm-8pm Phase 1			
26	27	28	29	30	31	
	Fit-n-Fifty 5:30pm Phase 2					

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