



HAPPY NEW YEAR 2023

January Newsletter



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

Vesta Property Services

CAM Joanna Lynch-Arias

jarias@vestapropertyservices.com

904-747-0181

200 Business Park Circle, Suite 101

St. Augustine, FL 32095

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 11

6:30 p.m.

Phase 2

Phase 1 POA BOD Meeting

Thursday, January 19

6:00pm

Phase 2

Phase 1 CEC Meeting

Tuesday, January 24

6:00pm

Phase 1

Phase 2 POA Meeting

Wednesday, February 1

6:00pm

Phase 1

ARB Meeting

Tuesday, January 10

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

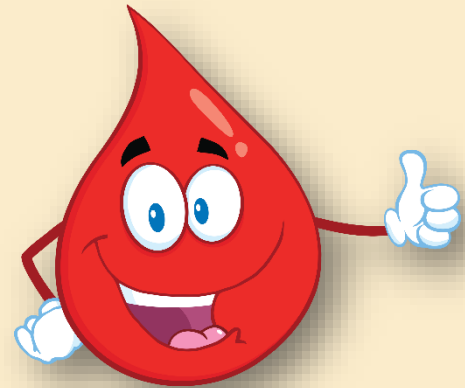
Daily: 4:00 am – 12:00 am



Our December blood drive was a huge success! We were booked solid from 9am-4pm! With all the donations we were able to potentially **save 51 lives!** We are so proud and grateful to our residents! Thank you for making a difference!

Our tentative dates for 2023 are as follows:

- February 18
- April 15
- June 10
- August 5
- October 7
- December 9



Blessings to You in the New Year
May peace fill your world,
May love fill your home
With contentment and happiness, Too—
In wonderful ways
May this year of new days
Be filled with sweet blessings for you.
Happy New Year

Cookies with Santa
& Snowball Fight
with the Grinch 2022



AMENITY ATHLETICS

THE LEAGUE THAT YOU CAN WALK TO

Spring Soccer

Registration: January 1 - February 15

Season Games: March 25 - May 20

Boys & Girls Ages 3-14

\$110 per child: Jersey, Shorts & Award



Join us!

Games on Saturdays at Bartram Springs & Heritage Landing.

Practice in a community near you.

Register at AmenityAthletics.com



FIT-N-FIFTY

WILL BE RETURNING SOON! STAY
TUNED TO YOUR WEEKLY EBLAST FOR
MORE INFORMATION!



TODAY
IS YOUR DAY

To **START** Fresh.

To **EAT** Right.

To **TRAIN** Hard.

To **LIVE** Healthy.

To **BE** Proud. - Bonnie Pfister

A Message from Phase 1 POA Property Management

Hello Johns Creek Phase 1 Residents,
Happy New Year! Please register on the community's POA website <https://johnscreekpoa.nabrnetwork.com> to get a copy of the Governing documents and download any forms. The POA announces meetings and owners can see any outstanding notices and see any recent posts on the POA website.
Should you have any questions, please contact our office at 904-747-0181.
Joanna Lynch-Arias
Vesta Property Services

CDD vs. POA – What's the difference?

Johns Creek, like so many neighborhoods in Florida, has both a CDD (Community Development District) and a POA (Property Owners Association). Who should be contacted about changing a house color? Who is responsible for the pools? Hopefully, this will help clarify the difference:

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 Review Board. POA dues are paid annually, directly to the management company representing your 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 in water, sewer, electrical infrastructures, pools, tennis courts, clubhouses, 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.

Phase 1 POA

Vesta Property Services
Property Manager: Joanna Lynch-Arias
Phone Number: 904-747-0181
Email: jarias@vestapropertyservices.com

Phase 2 POA

Interlaced Property Solutions
Property Manager: Timothy Bennett
Phone Number: 904-619-9190
Email: tbennett@interlacedjax.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.



Winnie the Pooh Cream Puffs

Created by:
Disney Family

Ingredients

Cookie Crust

- ¼ cup unsalted butter, softened
- 1/3 cup light brown sugar
- ½ cup all-purpose flour

Cream Puff Pastry

- 1 cup water
- 8 Tbsp unsalted butter
- ¼ tsp salt
- 1 ¼ cup all-purpose flour
- 4 eggs

Honey Whipped Cream & Decorations

- 2 cups heavy cream
- 3 Tbsp honey
- 1 tsp vanilla extract
- Yellow gel food coloring
- 2 Tbsp dark chocolate chips, melted

Materials

- Parchment paper
- Circle cookie cutter
- Piping bags
- Scissors
- Round piping tips (#1A and #8)
- Toothpicks

Directions

- Start with the cookie crust. In a mixing bowl add softened, unsalted butter and light brown sugar. Mix until combined. Then pour in all-purpose flour and mix until crumbled dough forms.

Directions

- Transfer the dough to a working surface and knead it together until a solid round of dough forms. Place it in between 2 pieces of parchment and roll flat. Cut circles with the cookie cutter (you should get 16 cutouts). Let the dough cool in the refrigerator.
- Preheat the oven to 425°F and line 2 baking sheets with parchment paper or baking mats.
- Now make the cream puff pastry. Combine water, butter, and salt in a medium saucepan. Heat until the butter has melted and then bring it to a rolling boil. Remove the pan from the heat. Add the flour all at once, stirring vigorously.
- Return the pan to the stove and cook over medium heat, continuing to stir until the mixture is smooth. You should be able to form a ball of dough.
- Remove the pan from the heat and let the mixture cool for about 10 minutes.
- Transfer the mixture to a stand mixer and beat in the eggs, 1 at a time. The mixture will look curdled at first, but once you add all the eggs in and continue mixing, it will smooth out.
- Add batter to a piping bag. Pipe 2" circles onto the prepared baking sheets. Space them apart 3-4" apart so they have room to expand.
- Take the cookie crust dough out from the fridge and place each circle gently on top of the piped cream puffs.
- Bake the pastries for 20-25 minutes or until they're medium golden brown. (Don't open the oven door while baking or they may deflate)
- Remove the puffs from the oven and place them on a rack to cool.
- Now make the honey whipped cream filling. Pour the cream into a mixing bowl and begin to whip it on high speed with a whisk attachment for about 5 minutes. Add honey, vanilla, and a couple drops of yellow food coloring and mix it on low speed until it's just incorporated.
- Fill a pastry bag with your filling. Carefully slice off the top of each cream puff and fill the center – using a large, round piping tip (#1A) inserted into the pastry bag. Fill each until a round mound forms that's the shape of Pooh's head. Using another pastry bag fitted with a smaller round tip (#8), pipe 2 ears on the top of his head and 2 feet on the bottom. Then place the top layer of pastry onto Pooh's head.
- Using melted chocolate, draw Pooh's face with a toothpick.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5	6	7
	<i>Phase 1 Pool Closed</i>	<i>Phase 2 Pool Closed</i>				
8	9	10	11	12	13	14
	<i>Phase 1 Pool Closed</i>	Ph1 ARC Meeting 6:30pm Phase 1 <i>Phase 2 Pool Closed</i>	CDD Meeting 6:30pm Phase 2			
15	16	17	18	19	20	21
		<i>Phase 2 Pool Closed</i>		Ph1 POA BOD Meeting 6:00pm Phase 2		
22	23	24	25	26	27	28
	<i>Phase 1 Pool Closed</i>	Ph1 CEC Meeting 6:00pm Phase 2 <i>Phase 2 Pool Closed</i>				
29	30	31				
	<i>Phase 1 Pool Closed</i>	<i>Phase 2 Pool Closed</i>				



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

Phase 1 Pool – Closed Mondays / Phase 2 – Closed Tuesdays

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