



JOHNS CREEK
Chronicle
FEBRUARY 2023





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, March 1

6:30 p.m.

Phase 2

Phase 1 POA BOD Meeting

Thursday, February 16

6:00pm

Phase 2

Phase 1 CEC Meeting

Tuesday, February 21

6:30pm

Phase 1

Phase 2 POA Meeting

Wednesday, February 1

6:00pm

Phase 2

ARB Meeting

Tuesday, February 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



CDD Board of Supervisors Vacancy Announcement

The Brandy Creek Community Development District Board of Supervisors is seeking candidates for consideration for appointment to fill the vacancy of CDD Board Seat 1 for the remainder of the term of office that expires in November 2026.

Candidates must be registered voters residing in Brandy Creek (Johns Creek community – Phase I and Phase II). Persons interested in being considered to fill the vacancy should submit via email a letter of interest or resume to the District's Recording Secretary Sarah Sweeting (ssweeting@gmsnf.com) no later than noon on February 21, 2023.

The Board of Supervisors will review resumes and will make a selection by majority vote at the next CDD meeting to be held on March 1, 2023. Candidates are encouraged to attend the meeting to introduce themselves to the Board. The candidate elected by the Board to fill the vacancy will be sworn into office immediately to participate in the meeting, if available.

Community Development Districts are governmental entities and supervisors are public officials subject to the Florida Sunshine Amendment and Code of Ethics. Within 30 days of appointment, the new supervisor will be required to file a Statement of Financial Disclosure (Form 1) with the St. Johns County Supervisor of Elections. To view the form please visit <http://www.ethics.state.fl.us/> (the form is required after appointment, not as part of the application process). For more information regarding the duties and responsibilities of the Board of Supervisors, please consult Chapter 190, Florida Statutes.



DONATE BLOOD

Johns Creek Community Clubhouse
Saturday, February 18
10:00 AM – 3:00 PM

All donors receive*:

- **\$20 eGift Card**
- **OneBlood Long Sleeve T-shirt**
- **Wellness Checkup** including blood pressure, pulse, temperature, iron count, and cholesterol screening.

Fact: A single car accident victim can require 100 pints of blood.

Donors
Receive



- PLUS -



- PLUS -



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

ID REQUIRED

*One offer per donor, per donation. No cash value. Not-transferable. Gifts may vary. For more information please visit oneblood.org/details.

**DEADLINE TO
REGISTER:
FEB 6 @ 2pm**

King and Princess Dance

**Saturday, February 11
6pm-8pm
Phase 2**

**Calling all Kings and Princesses for a Royal
Disney Ball you won't want to miss!
Join us for snacks, games, and of course,
music for dancing!**

**Cost is \$5 per child, adult is free
(Sign up and pay at the Amenity Center office)
*Cash or check only***



YARD SALE

Saturday, March 25, 2023

8:00AM - 12:00 PM

Start your Spring cleaning - the community yard sale is nearly here! All you have to do is place your items on your driveway. We will take care of the signs and advertisement. Happy selling!



A Message from Phase 1 POA Property Management

Hello Johns Creek Phase 1 Residents,

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



POOL MONITORS WANTED

Are you Retired and looking for a flexible job?
Are you 16 years of age or older and interested in working for
one of the best communities?

We are looking for responsible and reliable Pool Monitors to
join our team here at Johns Creek. Hours are flexible. We offer
training. Pool season will begin March 10.

If interested please go to VestaPropertyServices.com, click on
careers, search positions, and locate Pool Monitors - Johns
Creek.

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

AMENITY ATHLETICS



YOUTH BASKETBALL LEAGUE



APRIL 26 - MAY 31: SIX WEEKS



Registration: March 1-31

Co-ed Leagues:

8-10 Years Old 11-13 Years Old

3 VS 3 Half Court

\$100 per child: includes jersey and award

Games on WEDNESDAYS after school.

2 games at each location: Bartram Springs,
Heritage Landing and Julington Creek Plantation

Register at www.AmenityAthletics.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.**

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.

Valentine Pretzel Bites



Created by: Wilton.com

Ingredients



Equipment

- 15-inch Parchment Triangles
- Cake Boards
- Baking Sheet

Ingredients

- 2 bags light Cocoa Candy Melts Candy (12 oz.)
- 48 Mini Pretzel Twists
- 1 bag White Candy Melts Candy (12 oz.)
- Jumbo Heart Sprinkles
- Valentine Nonpareils Sprinkles

Directions



Melt Candy Melts

- In a medium bowl melt two bags of light Cocoa Candy Melts according to package directions.
- Pour melted candy into the cookie pan. Tap pan to spread candy evenly. Line up and slightly press pretzels into the melted candy, mixing six rows of eight pretzels.

Make Hearts

- In a medium bowl, melt 6 oz. White Candy Melts according to package directions.
- Place melted candy into a parchment bag. Cut a small hole in the tip of the bag. Pipe white candy inside the pretzel to form a heart shape.
- Immediately top each pretzel with one Jumbo Heart Sprinkle in the center of the heart, pushing down slightly to set. Continue until all pretzels are filled. Chill until set, 30 to 35 minutes.

Unmold Candy

- Transfer sheet of dipped pretzels onto a cake board and let come to room temperature. Using a knife, cut candy into squares.



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4
			Ph2 POA BOD Meeting 6:00pm Phase 2	Happy Groundhogs Day 		
5	6	7	8	9	10	11
	Fit-n-Fifty 5:30pm Phase 2 <i>Phase 1 Pool Closed</i>	<i>Phase 2 Pool Closed</i>	Fit-n-Fifty 5:30pm Phase 2			King and Princess Dance 6pm-8pm Phase 2 
12	13	14	15	16	17	18
	Fit-n-Fifty 5:30pm Phase 2 <i>Phase 1 Pool Closed</i>	Ph1 ARC Meeting 6:30pm Phase 1 <i>Phase 2 Pool Closed</i>	Fit-n-Fifty 5:30pm Phase 2	Ph1 POA BOD Meeting 6:00pm Phase 2		Blood Drive 10am-3pm Phase 1 
19	20	21	22	23	24	25
	Fit-n-Fifty 5:30pm Phase 2 <i>Phase 1 Pool Closed</i>	Ph1 CEC Meeting 6:30pm Phase 1 <i>Phase 2 Pool Closed</i>	Fit-n-Fifty 5:30pm Phase 2			
26	27	28				
	Fit-n-Fifty 5:30pm Phase 2 <i>Phase 1 Pool Closed</i>	<i>Phase 2 Pool Closed</i>	Fit-n-Fifty 5:30pm Phase 2			



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