



JOHNS CREEK CHRONICLE

MARCH 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, May 10

6:30 p.m.

Phase 2

Phase 1 POA BOD Meeting

Thursday, March 16

6:00pm

Phase 2

Phase 1 CEC Meeting

Tuesday, March 21

6:30pm

Phase 1

Phase 2 POA Meeting

TBA

ACC Meeting

Tuesday, March 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

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!



RSVP by March 27
Link in e-blast

Spring EGG HUNT

1 APRIL
2023

STARTS
PROMPTLY AT
10:00 AM

Phase 1 Activity Lawn

Bring a basket to collect your eggs in and don't forget your camera for a photo op with the Bunny!





*King and
Princess
Dance
2023*



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 on the site and owners can see any outstanding notices and see any recent posts.

Communication is extremely important. Please make sure we have a correct mailing address and up to date contact information. If you receive a compliance notice from us, contact us with a plan of action. Do not wait until you receive a fine hearing notice or after you've been fined. Kindly review the new enforcement procedures posted on the 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.



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.

SAFETY STARTS WITH YOU!

With Summer making an early appearance, more and more residents are out and about enjoying our beautiful community. We want to take this time to remind everyone to keep safety at the forefront of their minds. We are all in this together and if we all take the time to be safe, we help reduce the risk of anything tragic happening.

Recently there have been concerns about children riding recklessly through the neighborhood. We've compiled a few safety tips here for you to share with your child. Being proactive can save a life.

- **Stop and look both ways before crossing the street.** Many residents have witnessed kids not even slow down as they blow through stop signs. You should always obey all traffic laws.
- **Be aware of your surroundings.** When you are riding in the street, you can easily be hit by cars. You can never assume they see you.
- **Wear a helmet.** It may not be the coolest thing to wear, but it can save your life if an accident does occur.
- **Avoid busy streets or sidewalks.**
- **Watch for pedestrians.** Some of those scooters can hit up to 30 mph. Hitting someone could cause serious injuries.



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](https://www.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



**Ages 18+
Welcome!**

FIT-N FAB

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

**Fitness
is FUN at Johns Creek!
Ages 18+ welcome!**

**\$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.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4
			CDD Meeting 6pm Phase 2			
5	6	7	8	9	10	11
	Fit-n-Fab 5:30pm Phase 2 <i>Phase 1 Pool Closed</i>	<i>Phase 2 Pool Closed</i>	Fit-n-Fab 5:30pm Phase 2		Start of Spring Break Week for St. Johns County Schools	
12	13	14	15	16	17	18
Daylight Saving Time 	Fit-n-Fab 5:30pm Phase 2 <i>Phase 1 Pool Closed</i>	ACC Meeting 6:30pm Phase 1 <i>Phase 2 Pool Closed</i>	Fit-n-Fab 5:30pm Phase 2	Ph1 POA BOD Meeting 6pm Phase 2		
19	20	21	22	23	24	25
	Fit-n-Fab 5:30pm Phase 2 <i>Phase 1 Pool Closed</i>	Ph1 CEC Meeting 6:30pm Phase 2 <i>Phase 2 Pool Closed</i>	Fit-n-Fab 5:30pm Phase 2			Community Yard Sale 8am-12pm 
26	27	28	29	30	31	
	Fit-n-Fab 5:30pm Phase 2 <i>Phase 1 Pool Closed</i>	<i>Phase 2 Pool Closed</i>	Fit-n-Fab 5:30pm Phase 2			

Trust the magic of new beginnings!

Hello March



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