

JOHNS CREEK CHRONICLE



APRIL 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 Craig Sheffield

csheffield@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, April 20

6:00pm

Phase 2

Phase 1 CEC Meeting

Tuesday, April 18

6:30pm

Phase 1

Phase 2 POA Meeting

TBA

ACC Meeting

Tuesday, April 11

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

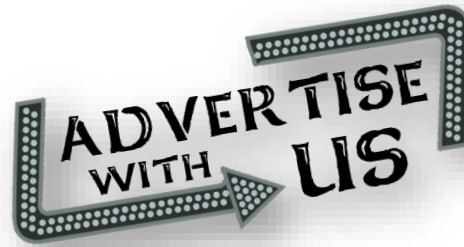
Daily: 4:00 am – 12:00 am

In This Edition

- Community Fun Walk
- Blood Drive
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- POA Information
- Swim Lessons Meet-n-Greet
- Swim Lessons
- Fit-n-Fab Exercise Program
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- April Calendar
- April Pool Calendar



Food Truck Wednesday April 5 5pm-7:30pm Phase 1



Calling all Johns Creek residents! Are you looking to advertise your business? We have some great opportunities and would like to team up with YOU!

We are always looking for sponsors for events. Our sponsors would be invited to the event, their business would be advertised during the event, on the community bulletin boards, marquis signs, Facebook, and in the newsletter. Our newsletter currently has 1,200+ subscribers.

We also offer advertisements in our monthly newsletter.

- \$90 for a full-page advertisement for 3 months
- \$45 for ½-page advertisement for 3 months
- \$35 for ¼-page advertisement for 3 months

Requirements to advertise:

- We must receive your ad by the 25th of each month in order to be included in the following month's newsletter
- Advertisers are responsible for supply 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.

Johns Creek Family Health Walk

Planned Path:
Approx. 2.60 miles

- Depart from Phase 1 Amenity Center
- Head west on Johns Creek Parkway
- Make a right on Field Crest Drive
- Make a left on Huffner Hill Cr.
- Left on Avery Garden Pl
- Left on St. Johns Parkway North
- Left on to Johns Creek Parkway
- Complete walk at Phase 1 Amenity Center.

When you complete your journey, reenergize with a healthy snack and drink at the Amenity Center

Saturday, April 15
8am

Enjoy a stroll through your beautiful community and meet some of our Johns Creek leaders.

Make new friends, learn more about our amazing community, or just enjoy the walk! Either way, what a great way to get a bit of exercise!



DONATE BLOOD

Johns Creek Community Clubhouse

Saturday, April 15

10:00 AM - 3:00 PM

All donors will receive*:

- **\$20 eGift Card**
- **OneBlood 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.

oneblood
Share your power.

SPRING EGG HUNT MEMORIES



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.

FAST Swim of St Johns

Meet & Greet

Saturday, April 15th

From 12 - 1:00 PM

phase 1 pool



Have questions about swim lessons?
Come out and meet the swim instructors.
They will have copies of the registration
form and can schedule lessons

www.fastswimstjohns.com

904-386-7865



Now
Registering

SPLASH INTO SUMMER SWIM LESSONS

**WITH FAST SWIM
OF ST JOHNS**

Private Lessons allow you
to learn to swim faster
with one-on-one
instruction

PROGRAM FEATURES

- *Experienced instructors*
- Learn to Swim, learn proper breathing, and learn pool safety

Register
Now



904-386-7865

www.fastswimstjohns.com

info@fastswimstjohns.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
						Spring Egg Hunt 10am 
2	3	4	5	6	7	8
	Fit-n-Fab 5:30pm Phase 2 <i>Phase 1 Pool Closed</i>	Phase 2 Pool Closed	Fit-n-Fab 5:30pm Phase 2 Ph1 Food Truck 5pm-7:30pm			
9	10	11	12	13	14	15
	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			Fun Walk 8am Blood Drive 10am-3pm Swim Lesson Meet n Greet 12pm-1pm
16	17	18	19	20	21	22
	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	PH1 POA BOD Meeting 6pm Phase 2		
23	24	25	26	27	28	29
	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			

April



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