



*Johns Creek
Chronicle*

May 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, May 18

6:00pm

Phase 2

Phase 1 CEC Meeting

Tuesday, May 9

6:30pm

Phase 2

Phase 2 POA Meeting

TBA

ACC Meeting

Tuesday, May 9

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
- Mario & Luigi's Super Summer Spectacular
- Pool Reminders
- Swim Lessons
- Aqua Fitness Returns
- Community Interests Groups
- May Calendar
- May Pool Calendar



**Food Truck Wednesday
The Lumpia Lady
May 3
5pm-7:30pm
Phase 1**

See link in email for pre-ordering



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 Fun 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



NEW OPTIONS
AVAILABLE!

Saturday, May 13
9am

We have two options for you to choose from this month!

Option 1: enjoy a walk through phase 1 and phase 2 of the community

Option 2: walk around the track located at the phase 1 activity field. Here you can also take advantage of the outdoor fitness equipment surrounding the track.

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



MARIO & LUIGI'S
SUPER SUMMER SPECTACULAR

Saturday, June 17
10am-1pm
Phase 1

Join us at phase 1 as you immerse yourself in the world of Super Mario Brothers! Take a slide down Peach Beach Water Rapids. Bounce to your highest heights like Mario and Luigi. Play games and win some awesome themed prizes! You won't want to miss this epic start to your summer vacation!





Pool Reminders Safety is our First Priority

The sun is shining, and the temperatures are rising! This means are beautiful pools are being used daily and we need your help! **Parents, please remember to supervise your children at all times.** We don't want a day of fun to be ruined with any injuries, especially when they are avoidable. Safety is always our first priority.

- No running on the pool deck
- No horseplay (including chicken fights, throwing someone into the air, etc.)
- No diving or flips
- No hard balls (such as baseballs, footballs, basketballs)

We also want to be sure to follow all Health Department rules and regulations.

- Food or drinks **MUST** be 4ft from the pool
- No glass items are allowed
- No alcohol

Set yourself up for success by knowing the policies and procedures. This way you can guarantee an enjoyable day at the pool with your friends and family.

Visit brandycreekcdd.com to read the entire policies and procedures as this is just a few reminders

Proper Swim Attire

When deciding what swimsuit to wear to our Johns Creek pools, please consider that they are family friendly, community pools. Should the swimsuit you choose **NOT** cover all the appropriate parts you will be asked to cover up or asked to leave the facility. So please leave the new, adorable, slightly risqué suit for the beach.

Thank you for your cooperation and understanding.





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



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.

Beginning
May 15!

Johns Creek Presents

AQUA Fitness



with

Tracie Fero

Great for all ages and fitness
levels!

Uses the resistance of the
water to build muscle and
endurance!

Mondays 5:30pm at Phase 2
Wednesdays 5:30pm at Phase 1

\$8 per class

Be sure to bring a towel, a bottle of water, and sunscreen. Water shoes are recommended but not necessary. Should you choose to purchase a pair be sure to get 1/2 size larger than your normal shoe size.

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	5	6
	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 Food Truck 5pm-7:30pm Phase 1			
7	8	9	10	11	12	13
	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>	CDD Meeting 6:30pm Phase 2			Family Fun Health Walk 9am Phase 1 
14	15	16	17	18	19	20
	Aqua Fitness 5:30pm Phase 2 <i>Phase 1 Pool Closed</i>	<i>Phase 2 Pool Closed</i>	Aqua Fitness 5:30pm Phase 2	Ph1 POA BOD Meeting 6:30pm Phase 2		
21	22	23	24	25	26	27
	Aqua Fitness 5:30pm Phase 2 <i>Phase 1 Pool Closed</i>	<i>Phase 2 Pool Closed</i>	Aqua Fitness 5:30pm Phase 2	Last Day of School		
28	29	30	31			
		<i>Phase 2 Pool Closed</i>	Aqua Fitness 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
Monday	1-May-23	6:41 AM	7:11 AM	8:03 PM	7:33 PM
Tuesday	2-May-23	6:40 AM	7:10 AM	8:04 PM	7:34 PM
Wednesday	3-May-23	6:39 AM	7:09 AM	8:04 PM	7:34 PM
Thursday	4-May-23	6:38 AM	7:08 AM	8:05 PM	7:35 PM
Friday	5-May-23	6:37 AM	7:07 AM	8:06 PM	7:36 PM
Saturday	6-May-23	6:37 AM	7:07 AM	8:06 PM	7:36 PM
Sunday	7-May-23	6:36 AM	7:06 AM	8:07 PM	7:37 PM
Monday	8-May-23	6:35 AM	7:05 AM	8:08 PM	7:38 PM
Tuesday	9-May-23	6:34 AM	7:04 AM	8:08 PM	7:38 PM
Wednesday	10-May-23	6:33 AM	7:03 AM	8:09 PM	7:39 PM
Thursday	11-May-23	6:33 AM	7:03 AM	8:09 PM	7:39 PM
Friday	12-May-23	6:32 AM	7:02 AM	8:10 PM	7:40 PM
Saturday	13-May-23	6:31 AM	7:01 AM	8:11 PM	7:41 PM
Sunday	14-May-23	6:31 AM	7:01 AM	8:11 PM	7:41 PM
Monday	15-May-23	6:30 AM	7:00 AM	8:12 PM	7:42 PM
Tuesday	16-May-23	6:30 AM	7:00 AM	8:13 PM	7:43 PM
Wednesday	17-May-23	6:29 AM	6:59 AM	8:13 PM	7:43 PM
Thursday	18-May-23	6:28 AM	6:58 AM	8:14 PM	7:44 PM
Friday	19-May-23	6:28 AM	6:58 AM	8:15 PM	7:45 PM
Saturday	20-May-23	6:27 AM	6:57 AM	8:15 PM	7:45 PM
Sunday	21-May-23	6:27 AM	6:57 AM	8:16 PM	7:46 PM
Monday	22-May-23	6:26 AM	6:56 AM	8:16 PM	7:46 PM
Tuesday	23-May-23	6:26 AM	6:56 AM	8:17 PM	7:47 PM
Wednesday	24-May-23	6:26 AM	6:56 AM	8:18 PM	7:48 PM
Thursday	25-May-23	6:25 AM	6:55 AM	8:18 PM	7:48 PM
Friday	26-May-23	6:25 AM	6:55 AM	8:19 PM	7:49 PM
Saturday	27-May-23	6:24 AM	6:54 AM	8:19 PM	7:49 PM
Sunday	28-May-23	6:24 AM	6:54 AM	8:20 PM	7:50 PM
Monday	29-May-23	6:24 AM	6:54 AM	8:21 PM	7:51 PM
Tuesday	30-May-23	6:23 AM	6:53 AM	8:21 PM	7:51 PM
Wednesday	31-May-23	6:23 AM	6:53 AM	8:22 PM	7:52 PM