



# Johns Creek Chronicle

.....  
OCTOBER 2023  
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**Field Operations Manager**

Jim Masters  
904-716-1370

[jmasters@vestapropertyservices.com](mailto:jmasters@vestapropertyservices.com)

**Administrative Assistant**

Jennifer Meadows  
904-230-4208

[jmeadows@vestapropertyservicece.com](mailto:jmeadows@vestapropertyservicece.com)

**Office Hours**

Monday: 9:00am-2:00pm  
Wednesday: 9:00am-2:00pm  
Friday: 9:00am-2:00pm  
Saturday: 10:00am-3:00pm

**Brandy Creek CDD**

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.

**CDD District Manager**

Governmental Management Services  
Jim Oliver  
[joliver@gmsnf.com](mailto:joliver@gmsnf.com)  
904-940-5850  
475 W. Town Place  
Suite 114  
St. Augustine, FL 32092

**Property Owners Association**

**POA Phase 1 & 2 Property Manager**

Vesta Property Services  
CAM Joanna Lynch-Arias  
[jarias@vestapropertyservices.com](mailto:jarias@vestapropertyservices.com)  
904-747-0181  
200 Business Park Circle  
Suite 101  
St. Augustine, FL 32095

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.

## **NOTICE**

### **MEETING SCHEDULE**

#### **CDD Board Meeting**

Wednesday, November 8  
6:30pm  
Phase 2

#### **Phase 1 POA BOD Meeting**

Thursday, October 19  
6:00pm  
Phase 2

#### **Phase 1 CEC Meeting**

TBA

#### **Phase 1 ACC Meeting**

Tuesday, October 10  
6:30pm  
Phase 1

#### **Phase 2 POA BOD Meeting**

Tuesday, October 24  
5:30pm  
Phase 2

### **Phase 1 Comcast Construction**



We have been informed by Comcast that the construction activity in Phase 1 has been fully completed. If your property has an construction-related issues (e.g., lawn, sprinklers, irrigation lines, etc.), please reach out to Emilio Gonzalez (Comcast Construction Project Coordinator) as soon as possible to ensure the matter is addressed. Emilio can be reached at (904) 738-3508 or [emilio\\_gonzalez2@comcast.net](mailto:emilio_gonzalez2@comcast.net).

## **CDD Staff Presents: Breezeway Rentals**

We are blessed to have a beautiful breezeway at our phase 1 pool that is perfect to host parties. With that blessing comes a responsibility to use this privilege according to the policies and procedures.

1. Rentals allow for 20-25 guests maximum. This number includes you, your family, residents, non-residents, swimmers, non-swimmers, etc. So, if you are inviting Jimmy, assume Jimmy's mom, dad, and sister will show up to the party as well, unless you specified in the invitation otherwise.
2. There is no alcohol allowed. Please save the drinks for at home.
3. There's no smoking of any kind. This includes vaping, marijuana, etc.
4. Remember that you are responsible for all the actions and behaviors of your guests. You could not only lose your security deposit for any rules not adhered to, but you could also lose rental privileges.

All policies and procedures are available when you fill out the rental application. We want everyone to be set up for a successful rental. Please be sure to familiarize yourself with these policies before your event.

Cost: \$30 for 4 hours (\$10 per additional hour)  
\$100 refundable security deposit

Applications (and checks/cash) are required to secure a reservation. You can print the application off the official CDD website – [brandycreekcdd.com](http://brandycreekcdd.com) – or you can get a copy in the office.





## Johns Creek Family Fun Health Walk

**Saturday, October 14**  
**9am**  
**Phase 1**

This monthly group will typically meet the 2<sup>nd</sup> Saturday of the month at 9am and alternate between phase 1 and phase 2.

Make new friends, meet your CDD and 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! We put the UNITY in community!



**Saturday, October 14**  
**8am-12pm**

Start your Fall 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!



## Food Truck Wednesday

**5pm-7:30pm**  
**Phase 1**

**October 4<sup>th</sup>**  
**Sals Cucina / Frios**

**October 18<sup>th</sup>**  
**BFnD**



## Blood Drive

**Saturday, October 7**  
**11am-3pm**

All donors receive\*  
\$20 eGift Card  
Halloween T-shirt

Wellness Checkup (including blood pressure, pulse, temperature, iron count, and cholesterol screening).

Appointments are encouraged, please visit [oneblood.org/donate-now](http://oneblood.org/donate-now) and use sponsor code 60517.

ID is required.

\*One offer per donor, per donation. No cash value. Not-transferable. Gifts may vary. For more information please visit [oneblood.org/details](http://oneblood.org/details).



# HALLOWEEN TRAIL OF FUN

Saturday  
**21<sup>ST</sup>**  
OCTOBER  
6pm-8pm  
Phase 1

- GAMES
- HALLOWEEN MUSIC
- FOOD TRUCK  
(CHINCHILLAS EATS)
- PHOTO OPS
- SCARE ZONES
- CANDY



**Fitness Center Hours**  
Daily: 4:00am-12:00am

## A Few Fitness Center Reminders

- Access cards are required for entry.
- Patrons 14 years of age and older are permitted to use the Fitness Center during designated operating hours. Children 13 years of age and younger are prohibited from the Fitness Center entirely.
- Appropriate clothing is required at all times (shirts, shorts, leotards, and/or sweatsuits – no denim). For the comfort of others, shirts and bottoms must be kept on at all times.
- Athletic footwear covering the entire foot is required to be worn at all times (no flipflops or sandal styles).
- Glass and other breakable items are prohibited in the Fitness Center.
- Smoking (including e-vapor cigarettes) and tobacco products are prohibited in the Fitness Center.

It's that time of year when the weather can change from hot to cold in a matter of hours! Our favorite fitness class will operate under a weather dependent schedule. Should the day be warm and the water not too cold, class will meet for Aqua Fitness. Otherwise, plan to meet at the phase 2 community room for Fit-n-Fab.

This is a great class for all ages (18+) and all fitness levels. So, grab your friends and neighbors and join us!

## AQUA / FIT-n- FITNESS / FAB

**Mondays 5:30pm at Phase 2**  
**Wednesdays 5:30pm at Phase 1**  
**\$8 per class**



## Tips for Exercising Outdoors

verywell

- Avoid afternoons for better air quality
- Exercise indoors in weather above 90 and below freezing
- Get a good warm up in
- Stay hydrated
- Begin at low intensity and slowly increase in hot weather
- Take a hot shower before exercising in cold weather



A little  
progress  
each day  
adds up to  
**BIG** results.

# Community Interest Groups



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](mailto:cmdicey@gmail.com)



## Running Club

Johns Creek Running Club was created for beginner runners in the neighborhood to promote living a healthy and active lifestyle while encouraging neighborhood involvement and community. If interested, go to Facebook and search Johns Creek Running Club under groups.



## Bible Study Group

All are invited! Join your neighbors for a Bible Study group that meets every Monday from 7:30am-8:30am. Call or text Brandon at (904) 962-7600.



## Kids Play Group

Please check out the Johns Creek Community Facebook page for locations and times.



If you are interested in starting or promoting a Community Interest Group, please email the Amenity Staff at [brandycreekmanager@yahoo.com](mailto: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!



These community interest groups are 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	7
			<b>Food Truck Wednesday</b> <b>5pm-7:30pm</b> <b>Phase 1</b>  <b>Aqua Fitness</b> <b>5:30pm</b> <b>Phase 1</b>			<b>Blood Drive</b> <b>11am-3pm</b> <b>Phase 1</b>
8	9	10	11	12	13	14
	<b>Aqua Fitness</b> <b>9:30 am</b> <b>Phase 2</b>  <i>Phase 1</i> <i>Pool Closed</i>	<b>ACC Meeting</b> <b>6:30pm</b> <b>Phase 1</b>  <i>Phase 2</i> <i>Pool Closed</i>	<b>Aqua Fitness</b> <b>5:30pm</b> <b>Phase 1</b>			<b>Family Fun Health Walk</b> <b>9am</b> <b>Phase 2</b>  <b>Community Yard Sale</b> <b>8am-12pm</b>
15	16	17	18	19	20	21
	<b>Aqua Fitness</b> <b>5:30pm</b> <b>Phase 2</b>  <i>Phase 1</i> <i>Pool Closed</i>	<i>Phase 2</i> <i>Pool Closed</i>	<b>Food Truck Wednesday</b> <b>5pm-7:30pm</b> <b>Phase 1</b>  <b>Aqua Fitness</b> <b>5:30pm</b> <b>Phase 1</b>	<b>Ph1 POA BOD Meeting</b> <b>6:00pm</b> <b>Phase 2</b>		<b>Halloween Trail of Fun</b> <b>6pm-8pm</b> <b>Phase 1</b>  <b>Food Truck Chinchillas Eats</b>
22	23	24	25	26	27	28
	<b>Aqua Fitness</b> <b>5:30pm</b> <b>Phase 2</b>  <i>Phase 1</i> <i>Pool Closed</i>	<b>Ph2 POA BOD Budget Meeting</b> <b>5:30pm</b> <b>Phase 2</b>  <i>Phase 2</i> <i>Pool Closed</i>	<b>Aqua Fitness</b> <b>5:30pm</b> <b>Phase 1</b>			<b>Florida Georgia Game!</b>  
29	30	31				
	<b>Aqua Fitness</b> <b>5:30pm</b> <b>Phase 2</b>  <i>Phase 1</i> <i>Pool Closed</i>	<i>Phase 2</i> <i>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-Oct-23	7:17 AM	7:47 AM	7:12 PM	6:12 PM
Monday	2-Oct-23	7:17 AM	7:47 AM	7:11 PM	6:11 PM
Tuesday	3-Oct-23	7:18 AM	7:48 AM	7:10 PM	6:10 PM
Wednesday	4-Oct-23	7:19 AM	7:49 AM	7:08 PM	6:08 PM
Thursday	5-Oct-23	7:19 AM	7:49 AM	7:07 PM	6:07 PM
Friday	6-Oct-23	7:20 AM	7:50 AM	7:06 PM	6:06 PM
Saturday	7-Oct-23	7:20 AM	7:50 AM	7:05 PM	6:05 PM
Sunday	8-Oct-23	7:21 AM	7:51 AM	7:04 PM	6:04 PM
Monday	9-Oct-23	7:22 AM	7:52 AM	7:02 PM	6:32 PM
Tuesday	10-Oct-23	7:22 AM	7:52 AM	7:01 PM	6:31 PM
Wednesday	11-Oct-23	7:23 AM	7:53AM	7:00 PM	6:30 PM
Thursday	12-Oct-23	7:23 AM	7:53 AM	6:59 PM	6:29 PM
Friday	13-Oct-23	7:24 AM	7:54 AM	6:58 PM	6:28 PM
Saturday	14-Oct-23	7:25 AM	7:55 AM	6:57 PM	6:27 PM
Sunday	15-Oct-23	7:26 AM	7:56 AM	6:56 PM	6:26 PM
Monday	16-Oct-23	7:26 AM	7:56 AM	6:55 PM	6:25 PM
Tuesday	17-Oct-23	7:27 AM	7:57 AM	6:54 PM	6:24 PM
Wednesday	18-Oct-23	7:27 AM	7:57 AM	6:53 PM	6:23 PM
Thursday	19-Oct-23	7:28 AM	7:58 AM	6:51 PM	6:21 PM
Friday	20-Oct-23	7:29 AM	7:59 AM	6:50 PM	6:20 PM
Saturday	21-Oct-23	7:29 AM	7:59 AM	6:49 PM	6:19 PM
Sunday	22-Oct-23	7:30 AM	8:00 AM	6:48 PM	6:18 PM
Monday	23-Oct-23	7:31 AM	8:01 AM	6:47 PM	6:17 PM
Tuesday	24-Oct-23	7:31 AM	8:01 AM	6:46 PM	6:16 PM
Wednesday	25-Oct-23	7:32 AM	8:02 AM	6:46 PM	6:16 PM
Thursday	26-Oct-23	7:33 AM	8:03 AM	6:45 PM	6:15 PM
Friday	27-Oct-23	7:34 AM	8:04 AM	6:44 PM	6:14 PM
Saturday	28-Oct-23	7:34 AM	8:04 AM	6:43 PM	6:13 PM
Sunday	29-Oct-23	7:35 AM	8:05 AM	6:42 PM	6:12 PM
Monday	30-Oct-23	7:36 AM	8:06 AM	6:41 PM	6:11 PM
Tuesday	31-Oct-23	7:36 AM	8:06 AM	6:40 PM	6:10 PM