

HIBISCUS

July

Special Edition

2012

A Publication for the Residents of Pace Island

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Happy Independence Day



Special Edition of the Hibiscus

A Message from Alan Williams, Board President

Your Pace Island Board of Directors is proud to publish this Special issue of the Hibiscus, focusing on the aesthetics of homeowners' yards and the home exteriors. The appearance of our homes and yards helps make our community beautiful, and contributes to increased property values.

Pace Island's Architectural Design Board is the governing body that attempts to ensure homeowners comply with Pace Island's architectural guidelines.

Your Board and the ADB would like to thank you for the pride you take in your home and your yard, and want to continue working with you to ensure that Pace Island remains the treasured neighborhood it has always been.

Need to Contact Pace Island? Here's how:

Pace Island Email Address: paceisland@paceisland.org
Pace Island Website: www.paceisland.org
Office Phone: 278-6560

See Page 2 for the new Office Hours

Pace Island Owners Association, Inc.

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The Board of Directors normally meets at 7 p.m. on the fourth Wednesday of each month at the Clubhouse.

Committee Members Needed

Pace Island provides a multitude of opportunities to serve. Currently, some of our committees are not fully functional to residents moving out of the area. Our committees are always looking for enthusiastic volunteers with fresh ideas. Please contact the Chairperson listed below of the Pace Island office if you are willing to serve:

Architectural Design Board

PI Committees:

Association Enforcement Comm

Election Committee

Facilities Committee

Finance Committee

Recreation Committee

Strategic Planning

Security Committee

Swim Team

Tennis Committee

Chairpersons:

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Kathy Pinho, 264-3485

Pace Island New Office Hours:

Monday/Wednesday/Friday—8:30-5:30

Tuesday/Thursday—9:00-6:00

Eventually will open 1/2 day one Saturday per month (closing early on the previous Friday)

Did you know we're on Facebook?

We have a Community Facebook Page! Share information about Pace Island on Facebook



My Adventures with the ADB Guidelines

By Diana Farhat, Board of Directors

As Vice President of Pace Island Owners Association the bylaws state that my duties are to “act in the place and stead of the President in the event of his absence or inability to act, and shall exercise and discharge such other duties as may be required of him by the Board”. But in my mind I also have the duty of being a good example of an Association member and follow our Rules and Covenants and Architectural Design Board Policies/Procedures/Guidelines, “ADB Guidelines”, the latter being the subject matter of this article.



So yes, I yell at my Husband if he tries to take the yard trash out too early but more importantly, when the revised ADB Guidelines were distributed to all property owners, I knew I needed to look around my property and evaluate whether we were in compliance.

Thus this article walks you through my adventures with the ADB Guidelines! First like many of you, the awful hail storm last August left our home with hail damage to our roof. After dealing with an insurance adjuster and roof inspector who each did not want to get on my 10/12 pitch roof we eventually settled our insurance claim. Great, so pick a shingle color and go. Not so fast. The ADB Guidelines under Section IV A. 6: state that I must get prior approval before my roof is replaced. So, I needed to obtain an ADB Application. Luckily right on our Pace Island website at www.paceisland.org under the ADB tab, I easily found the form. I printed the form out, answered the questions that I wanted to “re-roof entire house” and attached a shingle color sample for my black roof (that I requested from my roofer). It took less than 5 minutes to complete. The Application was dropped off at the PIOA office, the ADB had their next meeting and my Application was approved.

Next, and in accordance with the ADB Guidelines, I have “yard art” in my yard. Yard art is covered under the Landscaping section of the Guidelines. I live in the Gardens section to the neighborhood therefore according to the Guidelines I can have “three pieces of yard art”. Each piece cannot exceed three feet high nor shall the piece be located within ten feet of the street or property line. Looking around the front of my property I saw that I had three pieces of “yard art”. I have two lions that have been at my front door since 1999 and a concrete bench that has been sitting in my yard since approximately 2004. As a resident I have to wonder is this what I am suppose to be asking for permission to have? Two lions and a bench that have been on my property longer than some other residents have even lived in Pace Island? The answer to this question and to your questions when hopefully you take a look around your property is, “yes”, because I was supposed to get approval for those pieces prior to ever placing them in my yard.

My Adventures with the ADB Guidelines - Examples of Yard Art

By Diana Farhat, Board of Directors



My Adventures with the ADB Guidelines (continued)

By Diana Farhat, Board of Directors

So back to the computer, I printed out another form (of course these forms are available in the PIOA office too) and filled it out with the dimensions of each piece and its location. My lions are 30 inches high and the bench is 16 inches high all clearly meeting the size restrictions and all were more than ten feet from the property line. That was certainly a good start, since the items complied with the size and location requirements.

However, this time to assist the ADB members I submitted pictures of my yard art with my application. At the next available ADB meeting (of which I could have attended – meeting dates and times are posted on our marquee) my application was reviewed.

I had already prepared myself and my family for the possibility of being required to move any of these pieces. The realization is that while we liked our yard art, it is within the discretion of the ADB members to determine if we keep them in their same place. After all when we purchased a home in Pace Island we were aware that we were living in a community with Rules and Covenants that ultimately are intended, among other things, to protect our property values. So we knew in order to get the benefits of living in such a great community that we may have to give up some of our personal decisions as to the outside of our property.

Our Application was approved and is now a part of my property file that also includes prior applications for a brick mailbox, a brick screen for the trash receptacles, and removing some trees.

Therefore, when I am ready to paint that front door or some other improvement to the outside of my house I will submit my Application again and seek approval. I appreciate the volunteers on the ADB for spending their valuable time in working to keep Pace Island the beautiful community we are. As a resident, look around your property and do your part. Do you have yard art? Are you getting a new roof? Does your front door need painting? Hopefully this article has provided guidance on how easy it can be to follow the procedures to be in compliance with the ADB Guidelines.

SAVE THIS PAGE!

2012

Pace Island

Schedule of Community Events

- | | |
|----------|---|
| 1/1/12 | Polar Bear Plunge Front Pool 11:00 am |
| 4/1/12 | Easter (Easter Egg Hunt & Spring Fling) Back Park 1:00 pm - 4:00 pm |
| 4/13/12 | Spring Garage Sale |
| 4/14/12 | Friday 4/13/12 6:00 pm - 8:00 pm (Resident Preview) Saturday 4/14/12 8:00 am - 12:00 pm (Open to Public) |
| 5/11/12 | Mother's Day Craft Clubhouse 6:00 pm - 8:00 pm |
| 6/6/12 | Dive into Summer Pool Party Front Pool 2:00 pm |
| 6/16/12 | Father's Day Craft Clubhouse 2:00 pm - 4:00 pm |
| 7/4/12 | July 4 th Bike Parade Bike Decoration, Clubhouse 8:30 am Parade, Clubhouse 9:00 am |
| 8/11/12 | End of Summer Pool Party Front Pool 11:00 am - 3:00 pm |
| 10/12/12 | Fall Garage Sale |
| 10/13/12 | Friday 10/12/12 6:00 pm - 8:00 pm (Resident Preview) Saturday 10/13/12 8:00 am - 12:00 pm (Open to Public) |
| 10/27/12 | Halloween Party Clubhouse 6:00 pm - 9:00 pm |
| 12/15/12 | Holiday Celebration Clubhouse 6:00 pm - 9:00 pm |

Please watch the entrance marquee and the Hibiscus box for event reminders and flyers. To receive event flyers by e-mail, please provide your e-mail address to the recreation committee at paceislandrec@yahoo.com

END OF SUMMER LUAU



Date: Saturday, August 13, 2011

Time: 6:00 to 8:00 pm

Place: Front Clubhouse Pool

Come and bring a picnic dinner or just come for some ice cream and festivities. There will be an inflatable slide, pool toys and music.



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The Hail Effect

By Laurette Owenby, Owner, HouseOrganized.com

On August 12, 2011, our community experienced a severe hail storm that damaged hundreds of homes. In the weeks that followed, blue tarps became a familiar sight on neighborhood roofs as home owners did what they could to prevent further damage. Eventually, the smashing sounds of new roof installation became a welcome sound, and an even more welcome sight!

The storms damage forced me to take a closer at our homes exterior. Until that day, I was only vaguely aware that our eaves, shutters and columns needed repainting. Once our roof was replaced, there was a striking (and embarrassing) difference between the elegant new roof, and the aging paint. How could I have overlooked this? I immediately phoned our painter who explained that before he could paint, the surfaces needed pressure washing. An hour later, we became the proud new owners of a pressure washer, and our house beautification project was in full swing.

If I had known how excited my family would be about owning a pressure washer, I would have bought one years ago. Buying a pressure washer is like buying a new toy, instantly, everybody wants a turn. My entire family searched for items that needed cleaning, so they could take a turn blasting away the dirt. The fence we thought needed replacing, was transformed in two days! Our leaf stained driveway was changed to a bright, welcoming path. And, our pollen and smoke clouded windows were returned to crystal clear glass.

I notice the same transformations taking place all around our neighborhood. A few neighbors have joined the ranks of professional landscapers, creating colorful and magnificent lush gardens. (hmmm, I think I hear my house asking for a new garden, I am up for the challenge)

Regardless of the cause, the results are clear, the houses are smiling, and smiles are contagious. I won't begin to guess whether these facelifts will increase the value of our homes, but I can say unequivocally my 'PRIDE-O-METER' is set on 100!



**ANNUAL PACE ISLAND
4TH OF JULY BIKE PARADE
July 4, 2012 at 9:00 a.m.**

The Clay County Fire Department will lead the parade. The fire truck will arrive at the clubhouse at approximately 8:30. Come check it out before the parade begins at 9:00.

Decorate your bike from 8:30 A.M. - 9:00 A.M. at the basketball courts. Decorations will be provided by the Recreation Committee. Or decorate your bike at home on your own. We will admire each others' creations, then embark on a parade around Royal Fern Lane through the Highlands and around Salt Myrtle Lane of the Gardens. If you live along the route but are not participating in the parade, please support the spirit, decorate your house and come out to cheer on the participants in the parade.

**** REMINDER ****

A bicycle rider or passenger under 16 years of age must wear a bicycle helmet that is properly fitted, fastened securely, and meets nationally recognized standards identified in Florida Statutes 316.2065(3).



DO YOU OWN A CONVERTIBLE?? If so, we'd love your help to lead the parade. Decorate your car at home or meet us at the clubhouse for decorations.



Afterwards, join us back at the Clubhouse for some cool refreshments.

WOULD YOU LIKE TO RECEIVE INFORMATION REGARDING FUTURE ACTIVITIES SPONSORED BY THE RECREATION COMMITTEE VIA E-MAIL? E-mail us at paceislandrec@yahoo.com to be added to our e-mail list. Thank you for your support!

A Deed-Restricted Community

By Dick Sidney, Architectural Design Committee

Pace Island
A Quality Community

Why live in a deed-restricted community?

Why, indeed? Very simply put: The experience can result in enhanced property values and a high quality community atmosphere. These benefits come at a price, that being compliance by members of the homeowners association with the duly approved covenants, bylaws and rules.

The board of directors (BOD) has embarked upon a campaign to promote the experience alluded to above by reawakening the basis on which we chose Pace Island as the neighborhood to hang our hat, raise our children and enjoy the natural beauty of this unique tract. The BoD is working to enhance common areas and improve levels of maintenance overall. **How can you help?** Last month the BoD sent parcel owners a copy of the latest ADB guidelines, policies and procedures asking that each of us review the contents and do a self-evaluation as to our level of conformance. A review of the covenants and rules would do us some good, also. **Below are some examples not to follow.**



Box faded and flag missing

Post faded, but numbers can be seen



Rusty roof vent

Paint faded, number placard missing, unauthorized covering



Stucco cracked and separated from frame



The Grass Is Always Greener

By Jack Moriarty, Board of Directors

We are all quite familiar with the old saying “The Grass is always Greener in the Other Fellows Yard” and more often than not, these days, it is embarrassingly true for many of us. There are many reasons for this which include the drought of the past couple of years, some homes not being lived in and the yard left to do whatever and in some cases just a lack of attention due to a lack of knowledge in lawn care or perhaps it’s just too hard to maintain. Whatever the cause we, all your neighbors in Pace Island, are requesting that everyone make a concentrated effort to spruce up their lawn management skills. As we all know a healthy, well-manicured, lawn reflects positively on our neighborhood as a whole and most directly on the beauty of your individual property. Grass and lawns form a very important part of our community. St. Augustine Grass is the most prevalent grass type presently found on the lawns within Pace Island although of late other grasses such as Zoysia, Bahia, and Bermuda are being introduced. The proper care and feeding of lawn grass, whatever the type is essential to managing a healthy lawn. All grass types generally require about the same care but perhaps less emphasis is required in certain areas between types.

St. Augustine Grass although generally billed as a “user friendly” grass does “Require specific” attention to present itself in the best light. After establishment of the basic lawn (bare spots re-sodded) the success of St. Augustine Grass as a lawn grass solely depends on management practices. Mowing, Fertilization and supplemental Watering are required to maintain a dense weed free lawn of St. Augustine Grass. Additionally periodic treatment with insecticides are required, most definitely during hot dry conditions, to rid the lawn of damaging mole crickets, chinch bugs, white grub, sod web-worms and other pesky critters. There is virtually no way in Florida to keep your lawn free of insects without utilizing insecticides. A well managed program will also include pre-emergent herbicide treatments in late Winter or early Spring and application of a good Weed and Feed fertilizer application at the appropriate times. Additionally Fungicide treatments may be required when necessary.

One way to properly manage a lawn throughout the year and free a homeowner from the daily management chores is to hire a professional lawn management company. There are many good ones in the Orange Park/Jacksonville area. However for those of us that prefer the challenge and reward that comes from managing our own lawns should establish a schedule of good management practices, execute it and measure your success. We have included a sample schedule of good management practices with this article. This schedule is by no means the” end all” “beat all” but it is representative and if executed should help your lawn considerably.

The Grass Is Always Greener (continued)

By Jack Moriarty, Board of Directors

| | |
|-----------|--|
| January | Apply Dolomite Lime pellets to Lawn (assists in regulating Ph) |
| February | Apply a Pre-emergence Herbicide |
| March | Apply Weed and Feed Fertilizer (Daily Average High Temperatures below 80* F) |
| May | Apply 16-0-8 with Iron Fertilizer |
| June | Apply an Insecticide |
| July | Apply second Insecticide if necessary (probably should) |
| August | Apply Fungicide if necessary |
| September | Apply Weed and Feed (Daily Average High Temp below 80* F) |
| October | Winterize Lawn with Potash or recommended Winterizer |

Lawn Mowing height for St. Augustine Grass should normally be about 2.5 inches. Should go up to 3.5 inches in winter months. Remember St. Augustine Grass requires supplemental watering most especially when we are not experiencing better than normal rainfall. Enjoy your beautiful lawns.

Paint for Mailboxes available at Security Gate

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Top Ten ADB Non-Compliance Issues in Deed Restricted Communities

Provided by Andrew Street, PMSI

Look around your home to determine if you need any improvements to the following:

1. Fences
2. Screen Enclosures
3. Pools
4. Satellite Dishes and Antennas
5. Sheds/Outbuildings
6. Landscaping Improvements/Tree Removals
7. Roof/Shingles/Gutters
8. Pavers/Driveways/Walkways
9. Playsets/Trampolines
10. Aesthetics of Home (painting, changing front doors, shutters, storm shutters, home additions, etc.)

2012 Pace Island *Hibiscus* Advertising Rates

Business Card Size 2" x 3 1/4" \$25.00 per issue or \$90.00 per year (4 issues, 1 issue free)

Double-size 4" x 3 1/4" \$35.00 per issue or \$125.00 per year (4 issues, 1 issue free)

Half-page ad 5" x 7" \$45.00 per issue or \$170.00 per year (you provide electronically)

Full-page ad \$55.00 per issue (you provide electronically) \$200 per year

Insert \$60 per issue (you provide artwork, black-and-white or color, and all paper, **550** copies; we do insertion)

The *Hibiscus* is currently published every 3 months on or about the 1st of every third month (December, March, June and September) in black-and-white. Extra copies are available at the Association Office.

The *Hibiscus* is developed in color and is available on the Pace Island Website (www.paceisland.org). All payments must be received in advance of publishing.. **Want Ads and Announcements** are for Pace Island residents only. No charge. **Donna Jeakle**, 910-7440(c)

djeakle@msn.com **If you are a patron of any of the businesses that advertise in the *Hibiscus*, please let them know you saw their advertisement here!**