

DEERWOOD IMPROVEMENT ASSOCIATION NEWSLETTER

President's Message

I hope everyone is enjoying the look of our new street signs. The Board realized that many of our existing street signs were posted on the light poles. As the light poles are being replaced, it required moving the signs. The new ones are much more readable (especially at night) and are placed at the regulation height of 8 feet.

Our lighting project is well under way and within budget. The first phase should be completed in November. The Lighting Committee will then evaluate the spacing and make a decision on which area is most in need for the second phase of the work next year.

Many residents have made comments to me about safety within Deerwood and I have been asked to remind residents of several points:

Walkers: When walking or skating, please **walk against traffic**. Until all of our lights are replaced, there are many areas of Deerwood that are dark. If you are out at night, remember a driver may not see you, wear reflective clothing and carry a light. Also, be courteous of drivers and step into the grass where you can, to allow cars to pass. Be especially cautious around the medians as the roads narrow there and also be aware of the many curves in our roads; drivers may not be able to see you until they are almost upon you.

Property Manager

I'd like to update everyone on a couple of projects underway within the community.

Phase 1 of the streetlight project is almost complete. C&C Powerline has finished installing all the underground wires and the poles and fixtures are being installed. This is a joint effort between JEA, C&C Powerline and the DIA to utilize our funds efficiently with the most effective outcome.

The street sign project is almost com-

Bikers: Ride **with** traffic. Children under the age of 16 are required by law to wear a protective helmet. Do not think that because we are in a small community, we are immune from bike accidents. My younger son was in a bike accident several years ago and the helmet saved his life. Don't take chances.

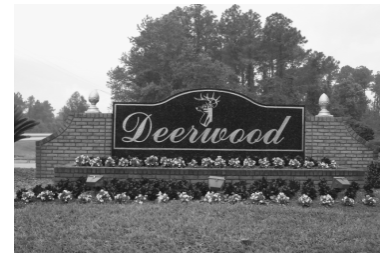
Drivers: While it may be aggravating to you to have to go around walkers and bikers, please slow down and give them plenty of room. Our streets are very narrow and the walkers do not have to step into the grass, as they have the right of way. Many of our residents walk or bike with small children or pets; they need space for the sake of safety.

We want all our residents to be safe as they benefit from the opportunity of walking and riding within our lovely community. Let's all be courteous neighbors and enjoy the great community that is Deerwood!

Don't forget to check our website, www.mydeerwood.com for up-to-date information on DIA and community issues and meetings.

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NOVEMBER, 2008



This Newsletter's focus is to educate residents on some common problems and questions on our covenants and restrictions.

Please take a look at the C & R's for your unit, they are on the website.

Remember, if you are planning to make any changes to the exterior of your home, you must contact Tobe' Budner for ARC approval.

pleted as well. There are a small number of corrections and additions in process. If you are still interested in obtaining an old street sign as a souvenir, please give me a call.

These projects are but two of the ongoing projects in Deerwood and I am pleased at the tremendous difference they have made in the community.

If you have any questions, please feel free to contact me at 273-3033.

DID YOU KNOW:

It is your responsibility to keep your yard free of weeds, dead trees, overgrown bushes and other unsightly items.

You must have a trash yard to keep your trash cans out of sight.

Trash cans and yard trash are not to be pulled down to the street.

Boats and trailers are not allowed to be parked in your driveway. We have a boat yard for storage of those items.

Cars are not to be parked overnight in front of your house.

No golf carts are to be driven on Deerwood streets.

You are only allowed 1 for sale sign in your yard and it can be no bigger than 2 square feet.

You need DIA approval to make **any** changes to the exterior of your house.

You can be fined for failing to abide by the Covenants and Restrictions of Deerwood.

These and other requirements can be found in your Covenants and Restrictions; a copy is also on the website.

Access Control

Our new Security System provides us with better information and frees the Access Control staff to attend to other duties. Please remember the Call-In Number for the New automated system is 642-1604. The clarity of the video is also much improved.

We continue to experience vandalism to our common areas, particularly from car tires on wet grass. Please call the Gate (642-1633) if you observe vandalism in Deerwood. Also remember that while we are a gated community, we still have thefts. Please make sure not to leave valuables in your car, lock your car while outside, and lock your home.

Taking a few precautions will go a long way to safeguarding your assets.

At a Glance:

DIA website www.mydeerwood.com

Property Manager, Doug Scott 273-3033

Access Control (guest call-in) 642-1604

Deerwood Gate House, 642-1633

Jax Sheriff's Office, 630-0500

ARC/Tobe Budner, 285-2519

Meetings:

Access Control - 3rd Wednesday at 6:30 in DCC Boardroom

Landscape-2nd Tuesday at 5:30 at DCC

DIA Board-1st Monday at 5:30 at DCC

Grounds

Our new lights are up and running. We hope you have had the opportunity to see them. If not, head over to the oldest section of our neighborhood, Hollyridge Road and Hollyridge Circle, to see how nice these look. We feel these lights provide more safety on our streets without lighting us up like Wal-Mart.

We started in the oldest section as the existing lights there were in the worse shape. The Committee will now get together to see which area has the greatest need for the next phase of this long term project.

Upon deciding to take down the existing lights, it was noted that many of our street signs were attached to the old light poles. As the old light poles were coming down, we realized we needed new street signs. While these may seem high after having street signs only 5 feet off of the ground for so many years, they are regulation height.

Be patient as we fix signs that were misspelled or incorrect and those blank slots on the poles will soon all be in filled in.

Architectural Review

Before making any exterior changes to your home, yard, fence or driveway, please contact the ARC Coordinator, Tobe' Budner, at 285-2519.

"I'm thinking about doing some updating. Now where did I put those homeowner documents?"

You're in luck! You don't have to go searching for them. Check out the DIA website (mydeerwood.com), click on the "Covenants" link, and you can view and print your Covenants.

For the five Deerwood Condominium Associations, just click on the link for your association for current officers/directors, Declaration of Condominium, rules, etc., and the DIA Covenants.

"O.k., I've got the Covenants. Now what do I do?" Formalize your request to the ARC. Click on the "ARC" link and you can view and print the application and information needed for submitting your request. You may also call Tobe' for copies. Tobe' is also available to answer your questions during the entire renovation project.

Realtors, just click on the "Realtor" link for all the information you will need to sell a home in Deerwood. For additional information please contact Tobe', ARC Coordinator, at 285-2519 or Doug Scott, DIA Manager, at 273-3033.

The ARC's goal is to work with the homeowner to insure the renovations will be aesthetically pleasing to both the homeowner and Deerwood. This is not an easy task! Most communities have one set of Covenants. Deerwood has 21. While all 21 are basically the same, there are differences. If you see a change to a home not permitted by your covenants, it may be permitted under the owner's covenants.

One reason Deerwood remains a prestigious community is because of you. Keeping Deerwood beautiful is an ongoing process. This is a team effort! The ARC thanks you for doing your part.

Landscape

Enjoy the brisk fall weather as you walk, bike, or jog around our Deerwood community. Think about some fall decorations or plantings for your yards. Pumpkins or chrysanthemums add so much to a front porch. **Annuals such as pansies, petunias, snapdragons, or flowering cabbage will bloom throughout the fall, winter, and spring.** Color makes our community sparkle.

For fall cleanup remove any leaning or decaying trees and low lying limbs. Blackjack oaks have a short lifespan and will easily snap and break during windy storms or nor'easters. Trees need regular pruning. Always replace trees with evergreen, live oak, magnolia, or holly trees. Deciduous crape myrtles add color all summer long. These trees will beautify Deerwood for future generations.

Watch for 28 more projects to be completed this fall by our community. Our landscape committee is always looking for helpful suggestions. Call Herb Monroe, Committee Chair, at 642-5359.



Deerwood Improvement Association
c/o Marsh Landing Management
4200 Marsh Landing Blvd.
Jacksonville Beach, FL 32250



DIA BOARD MEMBERS AND COMMITTEE CHAIRS

Officers

Cynthia Glazier (District 1), President
Bill Kight (District 3), Vice President
John Heijmans (District 5), Treasurer
Holly Kartsonis (District 7), Secretary

Board Members

Cynthia Glazier (District 1)
Linda Jones-Baucom (District 2), Architectural Review
Bill Kight (District 3), Standards
Ed Rushton, M.D., (District 4)
John Heijmans (District 5), Finance
John W. Ranes (District 6)
Holly Kartsonis (District 7), Communications
Glynn Thomas, (District 8), Access Control
George Harris (At Large), Grounds / Storage
Jack Krings (At Large),
Miffy Calhoun (At Large), Landscape

Committee Chairs

Herb Monroe, Landscape, 642-5359

Marsh Landing Property Management:

Doug Scott, Property Manager, 273-3033.

Tobe Budner, ARC Coordinator, 285-2519

**Please contact your representatives with your
comments and volunteer for you DIA Committees
by calling our Property Manager!**

Web site: www.mydeerwood.com

