

January 2009  
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DEERCREEK  
GOLF CLUB COMMUNITY

# Community News

[www.deercreekcc.com](http://www.deercreekcc.com)

## Annual Board Meeting and Election Results

Three newly-elected Board members were presented at the annual DCCOA meeting on December 9: Carol D'Onofrio, (re-elected), Doug Klippel, and George C. Partin. The election process was coordinated by David Stelbrink with Bernard Vargas Vila, May Management.

Carol D'Onofrio, President, began by recognizing volunteers, committee members, and the nine 2008 Board Members: Danny Becton, Vice President; Tommy Walter, Secretary; Judd Schwartz, Treasurer; Joseph Cernigliaro, ARB; Pete Gentry, Legal; Jim McKinney, Common Property; Ron Peace, Covenants and Enforcement; and Rosemary Tutt, Communications.

D'Onofrio expressed a continuing need for volunteers who care about the community and can give of their time two evenings per month to attend committee and Board meetings. A continuing goal for the Board is to be proactive, in lieu of reactive. The following committee reports reflect efforts to achieve this goal.

Tommy Walter, Access Control liaison, reported that the front gate processes approximately 240,000 vehicles per year and 18,000-22,000 per month. The gate's busiest time is between 7:30 and 9:00 a.m., Monday through Friday. The committee's focus is on the safety of residents and guests. Besides operating the front gate they oversee enforcement of speed limits, stop signs, and unlicensed drivers often seen on scooters or golf carts in the community. In 2008, the committee continued the contract with Allegiance Security, purchased new cameras and a computer, and repaired lightning damage on the gate, a continuing problem since the pole for the gate can't be grounded. Most recently, six non-vendor holidays were established, and will be effective in 2009. (Please see Non-Vendor Holiday Schedule on page 2.)

Joe Cernigliaro, Architectural Review Board liaison, reported that the ARB has been working on establishing some pre-approvals to make the process easier for residents. For



Board President Carol D'Onofrio presents Tommy Walter with a plaque to honor his six years of service on the Board

instance, approval will not be required for brown or gray roof shingles, nor will it be required to remove a Pine tree within 20 feet of a permanent structure. (See Deercreek's web site for more complete ARB requirements.) The committee had to raise fees on applications for larger projects to cover administrative costs.

Marie Smith announced the addition of three new members to the Communications Committee. Changes made in the past year include the reduction of the newsletter to four pages, with more emphasis on news and updates and less on social events. A new Residents' Directory, to be mailed in early January, will be pamphlet-sized, allowing for more frequent updates. Use of our web site has increased and the content greatly expanded to include information from all committees; news articles; social calendars; Bargain Avenue; a link to E-Z Gate for access pre-approvals; and most recently, a Healthy Living column.

Jim McKinney announced a recent decision by Verizon to add a major data and voice facility at the JEA substation building

located northeast of Deercreek on a JEA easement road. The tower, which will be difficult to view from our community, is scheduled for early 2009. To construct it, Verizon will need access through our community and has agreed to provide a one-time renumeration of \$8,000 to include continued periodic access for maintenance.

Mary Stelbrink, Common Property, announced the retirement of Terry Templeton, after 10 years of service. In 2009, Connors will continue to provide landscaping services. In 2008 projects included removal of Junipers in the large bed at the front of Deercreek, and continued removal and replanting throughout the community. A new contract was established with Future Horizons to maintain our lakes, and two dredging projects will take place in 2009. The committee is also responsible for maintaining the playground, trash receptacles, community signage, and fountains. New doors were installed in the guard house. Stelbrink expressed special thanks to the Garden Club for their continuing efforts.

Pete Gentry announced the Legal Committee's biggest issue is collecting past-due assessments, with the top 10 offenders accounting for 68% of what is owed, and the top four accounting for nearly half. In 2008, a new rule was established to de-activate the bar codes on vehicles of homeowners who are more than 90 days and over \$ 1,000 in arrears.

Frank Albanese reported for the Covenants Enforcement committee that 64 citations were given for maintenance of property, 23 for trash/yard debris, 26 traffic citations, and six other auto-related citations. Letters are issued to give homeowners an opportunity to appeal, and the committee meets to hear appeals on the third Thursday of every month.

Danny Becton reported on the paving project, which is our community's biggest capital expenditure. After much research and planning by Becton and Edgewater Board Member, Raymond Saliba, it was determined

*Continued on page 4.*



## DCCOA

### Board of Directors

**Carol D'Onofrio** 519-0924  
President donofrio12@aol.com  
Club Liaison

**Danny Becton** 519-1276  
Vice President danny@thebectons.us  
CPAC

**Judd Schwartz** 716-5633  
Treasurer schwarjudd@comcast.net  
Finance

**Joseph Cernigliaro** 363-0840  
ARB mjigc@hotmail.com

**Pete Gentry** 363-0547  
Legal petegentry@bellsouth.net

**Doug Klippel** 363-9698  
dougklippel@aol.com

**George Partin** 519-8729  
geonole1@hotmail.com

**Ron Peace** 519-7993  
Covenants Enforcement jrpeace@bellsouth.net

**Rosemary Tutt** 519-7919  
Communications rtutt@flagler.edu

### May Management

**Bernard Vargas Vila** 273-9832  
Property Manager bvargas@mayresort.com

*The board meets at 7 p.m. on the fourth Tuesday of each month at Deercreek Country Club. Deercreek residents are welcome at all board and committee meetings.*



## Edgewater HOA

### Board of Directors

**Dan Ciez** 519-9824  
President dciez@bellsouth.net

**Ron Widlak** 519-9726  
Secretary basinji@bellsouth.net

**Raymond Saliba** 519-6619  
Treasurer salibaeng@bellsouth.net

*The board meets at 7 PM on the third Thursday of each month at the Ciez's home at 7741 Watermark Lane South. Edgewater residents are welcome at all board and committee meetings.*

# November Board Meeting Highlights

The DCCOA Board of Directors met at the Deercreek Country Club on November 25 for their regularly scheduled meeting. All Board members were present, except Joe Cernigliaro, who was excused. Also in attendance were Bernard Vargas Vila, property manager, and special guests, Mary Stelbrink and Roy Jetter.

## PUBLIC FORUM

A concern was expressed about the severity of the new speed bumps at the entrance. Danny Becton indicated the speed bumps will be redone using a template from the speed bumps on Blakeford Mill. The paving contractor will replace the speed bumps at no cost to DCCOA.

## PROPERTY MANAGER'S REPORT

—Bernard Vargas Vila

- Four properties were recommended and approved to be sent to the Covenants Enforcement Committee for covenants violations.
- The guard gate sensing loop, which was damaged during the paving, was repaired for \$1500.
- Lights on Deercreek Club Road from the entrance road to the guard house were repaired for \$2300.
- The City of Jacksonville paid for the damage to McLaurin gate done by a JSO car.
- Sliding doors for the guardhouse will be installed.
- New pumps have been installed in the fountain.
- The guardhouse has been pressure washed.
- Two residents requested a waiver of the \$25 late fee for paying assessments.

**Action:** A motion to NOT waive the fees was passed.

## COMMITTEE REPORTS

Communications—Rosemary Tutt

- A Residents' Directory will be distributed in January, which will include the names, addresses, phone numbers, phase numbers, and lot numbers. The directory will be distributed to owners, not tenants.
- There was discussion about the ability to e-mail residents in case the need arises, along with the need to maintain a resident database and software to assist in any mass e-mailings to the residents by the Board.

**Action:** The Board is checking on methods for maintaining a database and facilitating e-mailings.

- The need was discussed for a DCCOA logo capable of quality reproduction on all publications.

**Action:** A motion was passed and approved to purchase a high resolution graphic logo, called a vector, for DCCOA, at a cost not to exceed \$400.

Common Property—Mary Stelbrink

- A report was received from Future Horizons on lake maintenance.
- Holiday lights were installed.
- 21 trees were planted.
- All residents with shrubs and trees impeding walking on sidewalks were contacted personally. All have complied except one, who will be receiving a letter from May Management.
- Access has been secured to all lakes for maintenance.
- There is a need to plant 15 shrubs on top of the berm behind the fountain at the Southside entrance, which will be delayed until 2009 for budget considerations.
- Terry Templeton will be leaving the Common Property Committee after many years of service.

Legal—Pete Gentry

The status of two specific properties was discussed, and recommendations made.

Access Control — Tommy Walter

- A recommendation to allot \$600 for security guard Christmas bonuses, as has been the DCCOA custom, was unanimously approved.
- A recommendation was approved to appoint Tommy Walter to Chairman of the Access Control Committee effective January 1, 2009. Doug Klippel, the current chair, will become a Board member in 2009.
- A recommendation was approved to designate certain holidays as vendor-free, except in case of emergency.

Covenants Enforcement—Ron Peace

- An update was provided.

ARB—Joe Cernigliaro

- No report

Please see our web site for Board and Committee meeting dates, many of which have changed for 2009, in addition to updates on rules and regulations, [www.deercreekcc.com](http://www.deercreekcc.com).

## Vendor-Free Holidays Established

Effective immediately, the following holidays have been designated vendor-free. The only days that service personnel or vendors are not allowed, except for emergency are as follows.

Memorial Day  
Fourth of July  
Labor Day

Thanksgiving Day  
Christmas Day  
New Year's Day



## Notes

### Dues Reminder

Don't forget, quarterly HOA dues are payable by the end of January.

### Citrus Fruit Going to Waste?

If you have a citrus tree in your yard with fruit that is not being harvested, consider Waste Not Want Not. This volunteer-based organization gathers and distributes food to local charitable organizations. North Florida Gleaners, also a volunteer group, will pick fruit at individual homes and deliver it to Waste Not Want Not. Call Sandy Newman at 307-0914 to schedule a pickup. Deercreek resident Monica Heseman (538-9388; [mheseman@hotmail.com](mailto:mheseman@hotmail.com)) can provide further info.

## 2009 Approved Budget

### Revenue

Assessments	Deercreek	761,520
	Edgewater	60,705
Fees		96,600
Replacement Fund		( 114,979)
<b>Total</b>		<b>803,996</b>

### Expenses

Communications		19,500
General Administration		158,211
Common Property		391,600
Access Control		297,497
<b>Total</b>		<b>777,808</b>

Previous years' deficits	2008	( 16,586)
	2007	( 9,451)



## DCCOA Committees

### Access Control

Chair: Tommy Walter 519-0660  
[tjwalter@bellsouth.net](mailto:tjwalter@bellsouth.net)

Members: Mike Graves, Bunny George, Jeannie Harlan, John McIlvaine, Faris Monsour, Shoab Rana, Sam Straly

MEETINGS: First Tuesday of each month at 6 PM

### Architectural Review Board

Chair: Skip Yauger 363-2809  
[ryauger@bellsouth.net](mailto:ryauger@bellsouth.net)

Board Liaison: Joseph Cernigliaro

Secretary: Tobe Budner 285-2519  
(May Management) [Tbudner@mayresort.com](mailto:Tbudner@mayresort.com)

Members: Floyd Campbell, Buck Eng, Kent Smith  
MEETINGS: First Thursday of each month at 7 PM at the club

### Covenants Enforcement

Chair: Frank Albanese 519-6562  
[fpsouth54@comcast.net](mailto:fpsouth54@comcast.net)

Co-Chair: Frank Tuenge 519-5040  
[ftuenge@bellsouth.net](mailto:ftuenge@bellsouth.net)

Board Liaison: Ron Peace

Members: Douglas Harlan, Ted Jackson, Donna Robinson, John Robinson

MEETINGS: Third Thursday of each month at 6:15 PM in the ladies' card room at the club

### Common Property

Chair: Mary Stelbrink 363-2360  
[mhstelbrink@aol.com](mailto:mhstelbrink@aol.com)

Members: Chuck Jantz, Charlotte Johnson, Jim McKinney, Sandy Montgomery, Dave Noble, Joe Williams

MEETINGS: Second Wednesday of each month at 7PM at the club

### Communications

Chair: Marie Smith 519-8103  
[kemabeam@bellsouth.net](mailto:kemabeam@bellsouth.net)

Board Liaison: Rosemary Tutt

Newsletter Editors:

Laurie Bacalis 363-6316  
[lpbacalis@bellsouth.net](mailto:lpbacalis@bellsouth.net)

Jan Thompson 466-8650  
[janthompson@watsonrealtycorp.com](mailto:janthompson@watsonrealtycorp.com)

Members: Rita Allen, Jill Cole, Joe McTighe, Nancy McTighe, Sandy Montgomery, Mary Stelbrink

MEETINGS: Third Wednesday of every other month at 7 PM at the club

### Finance

Chair: Mike Tanner 716-5633  
[diveinjax@yahoo.com](mailto:diveinjax@yahoo.com)

Board Liaison: Judd Schwartz

Members: Merrick Bayer, Walt Beissinger, Herb Rodman, George Partin, John Tomka

MEETINGS: Monthly, usually the week before the board meeting

### Citizens Planning Advisory Committee (CPAC)

Representative: Danny Becton 519-1276  
[danny@thebectons.us](mailto:danny@thebectons.us)

Alternate

Representative: Ted Jackson 608-8670  
[trj2002@bellsouth.net](mailto:trj2002@bellsouth.net)

## Women's Alliance Fashion Show A Success

Submitted by Vicki Khan

What a fun time we all had at the 2008 Alliance Fashion Show. As the theme this year was "Decades", our very own models ranged in age from their 30's to their 70's. Talbot's provided the clothes this year and what smart, attractive models we had. It was fun trying to choose among the gorgeous clothes what we wanted to add to our fall and winter wardrobes. Raffle tickets were sold for really wonderful donated items and the door prizes were a nice touch too. Co-chairs, Cheryl Rowan and Buffy Joyce did a fabulous job. It takes a lot of work putting together this event, and they and their team did a wonderful job!! The final figures aren't in yet, but we know we made nearly \$600 in the raffle alone.

Again this year, the Salvation Army's "Fill-a-Stocking" Christmas Project was underway at the end of the Fashion Show. On their way out, ladies could pick up one, two or more stockings to be filled for over 10,000 needy children to open on Christmas morning in the Jacksonville area.

At our January meeting, we will have an "Antiques Roadshow". Representatives from the Avonlea Antique Mall will be on hand to examine and quote a value on items brought in. We will have the usual social time and dinner at the Clubhouse. Items for valuation must be at the club no later than 6pm that evening. Details will be sent out via email at a later time.

We're looking forward to the Alliance Birthday Party at our March meeting. This is always a fun get together. It's hard to believe the Women's Alliance has been in our community for so long and many of you have been there from the beginning.

And....due to popular demand, the Shamrock Scramble Charity Golf Tournament is back!! If you are interested in joining our wonderful, friendly, charitable organization, please feel free to contact Mary Tenuta at 519-8191.

## Luminaries Light Up Deercreek

Submitted by Cheryl Stokes

Luminary night was a great success with 15,000 candle lights burning throughout Deercreek. Many homeowners had block parties and a Golf Cart Parade to celebrate the evening. The Garden Club thanks the 77 volunteer captains who took time out of their busy schedules to sell luminaries to their neighbors, making this a financial success. The Home and Garden Club also thanks all the residents who made purchases and donations to our beautification program. We are open for any ideas for improvements that you would like to have considered, please let President Sandy Montgomery know (519-1931.)



# JANUARY EVENTS

## DCCOA

January 6, Tuesday  
6 PM – Access Control

January 8, Thursday  
7 PM – ARB

January 14, Wednesday  
7 PM – Common Property

January 15, Thursday  
6:15 PM – Covenants Enforcement

January 22, Thursday  
7 PM – DCCOA Board Meeting

## EDGEWATER

January 15, Thursday  
7 PM – HOA Board

## COMMUNITY

January 8, Thursday  
6:15 PM – Women’s Alliance  
Antiques Roadshow

January 19, Monday  
10 AM – Literary Circle discusses  
Linda Fairstein’s “The Bone  
Vault”

January 22, Thursday  
1 PM – Home & Garden Club  
“From Trash to Treasures”



## Deercreek Country Club Owners Association

8263 Persimmon Hill Lane  
Jacksonville, FL 32256

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## Annual Board Meeting

*Continued from front page.*

that micro-surfacing was our best alternative in a pro-active move to avoid the high cost of re-paving the roads. The micro-surfacing project began in 2008 and will continue through 2012, with sections of the community scheduled according to road condition. Becton was pleased to report that 2008’s project was completed on time and on budget.

Judd Schwartz, Financial, reported that no special assessments were required this year to compensate for the costs Deercreek faces for road repairs. It was noted that quarterly assessments have been increased to \$285 to cover budget deficits caused by cost increases in various areas.

At the conclusion of the meeting President D’Onofrio thanked Jim McKinney and Tommy Walter for their service as Board members and presented a plaque to Walter in honor of his two terms as Board Secretary.

## New Deercreek Directory

A new Deercreek Residents Directory will be mailed to all residents in January. This soft-cover pamphlet replaces the hardcover binder that has served as the Deercreek Directory for many years. The new directory has the same title as the old one: **Deercreek Country Club Residents Directory**. We are providing this detailed information because in the past year an organization outside of the community has published a directory and distributed it to residents with outdated information. Our directory will be current as of January 1. It is a short 40 pages and contains no ads. Budgets permitting, the Communications Committee will attempt to update this directory every January.

## HOLIDAY VIEWS IN DEERCREEK



*Doug & Carol Matthews*  
10076 Persimmon Hill Court



*George & Diana Partin*  
9945 Chelsea Lake Road



*John & Pat MacNichols*  
7821 Heather Lake Court East



*Franz & Gayle Fremont*  
7826 Heather Lake Court East

