

DEERWOOD IMPROVEMENT ASSOCIATION

PRESIDENT'S MESSAGE

I hope you enjoyed your summer and enjoyed the DCC fireworks! It was a great opportunity to get our community together.

Thanks to all the people who came to our recent Board meeting at the new playground. Visitors are always welcome at our monthly Board meetings and are given an opportunity to address the Board. We meet at 5:30 p.m., the first Monday of the month at the Deerwood Clubhouse.

In this newsletter, we update you on DIA committee activities focusing on our PLAYGROUND PROJECT, also the "charges" of a DIA Committee AND a NEW in progress project that your Board is evaluating – "Street Lights of Deerwood" (available on our website, www.mydeerwood.com)

Your hard working DIA Board and Committee members spend hours on their efforts and would welcome your participation. If you would like to volunteer on a committee, contact our Property Management Team at 274-3030 or email your suggestions to dscott@marshlanding.org or information@deerwoodhomeowners.com or via our website www.mydeerwood.com. For volunteer opportunities for our larger community which includes Deerwood and surrounding communities, join "Baywatch" and/or the SE CPAC. See our website for more information.

Finally, we are going to include limited advertising in our Newsletter to reduce its cost to you. If you'd like to place an ad, email information@deerwoodhomeowners.com and someone will contact you.

VOLUME 1, ISSUE 2

SEPTEMBER, 2007



PLAYGROUND PROJECT

CONTEST---NAME THE PLAYGROUND AND WIN A FREE PAVILION RENTAL!!

**If you haven't been to the playground lately, stop by and check it out
Phase 1 & 2**

The first 2 phases of the Playground Project are complete! As you know, Phase 1 of the Playground Project included the replacement and/or renovation of the entire playground structure as well as the basketball court which has been resurfaced and widened with new hoops and padded poles for added safety. Phase 2 included the construction of the new pavilion area, which is now open for use, complete with bathrooms, food preparation area, storage cabinets and lovely covered picnic area with ceiling fans.

Thanks to the many Deerwood residents who provided "sweat equity" for the new playground and pavilion, particularly Rick Root who chaired the project. Special thanks to Deerwood resident, Andy Senesac, who donated the equipment and labor to remove the old pavilion. Thanks also to the DIA Landscaping Committee for the attractive arrangement of new plants.

Reserving the Pavilion

Reserve the pavilion for private use; e.g. birthday, sports and graduation parties by calling the DIA property management company (see Property Manager's Report). To equitably allocate pavilion usage costs, there is an operational/upkeep fee of \$50.00 for parties and a refundable cleaning and damage deposit of \$100 (payable to DIA) to assure exclusive use of the pavilion and cover usage costs.

Phase 3 is still in the planning process and may include a fitness trail, soccer field or a baseball diamond. Implementation is planned to begin in 2008 as the playground reserve account is funded. Your Board is evaluating fundraising options to help with this phase.

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Special Notes

- The Deerwood Country Club is offering a special membership category until 11/15/07: Tennis players can join this category with no initiation fee and monthly dues of just \$175.00 for unlimited access to tennis and dining. Call 641-6100.
- Deerwood residents are reminded by the US Postal Service that they **MUST** regularly empty their mailboxes or their mail will be returned to the Post Office.
- **Keep Deerwood Safe!**
Remove DIA access stickers when you sell your car and notify Access Control to deactivate the old sticker.
Do not give out your PIN to anyone.
- Congratulations to our Manager Doug Scott and his wife on the birth of their son, Sean Michael. We are glad to report mother and baby are both doing well.
- Visitor Access Authorization number 642-1633
- Marsh Landing Management 273-3033
- Web site www.mydeerwood.com

Property Managers Report

Congratulations to all of the residents on the addition of the pavilion and playground! The process to reserve the pavilion is to call Ann Canty in my office at Marsh Landing Management. She will check the date requested and inform you of availability. If available, she will send you the necessary paperwork to complete. Once we receive the paperwork and your payment and deposit checks, your reservation will be confirmed.

For your convenience, our DIA guards will assist you in completing the pavilion checklist before and after your event to monitor cleanliness and damage. They will then fax it to us identifying a satisfactory condition and your deposit check will be returned.

Please note that the playground area can not be reserved since it is open to all residents during playground hours. If you have any questions, please do not hesitate to call me.

Architectural Review Committee (ARC)

This committee is comprised of the Chair, a coordinator authorized by the Board of Directors and an architect engaged by the DIA. Its primary responsibility is to maintain Deerwood as a premier residential community with regard to the homes in the community. This includes approving the construction of new homes and additions, fences, replacement roofs, swimming pools, landscaping and other exterior changes, which could affect the appearance of the property. It also responsible for assuring that Covenants and Restrictions are complied with, such as setbacks etc. Approval of this committee is required for the removal of any trees larger than 6" in

diameter. The committee meets every other Monday at the Deerwood Club at 2 p.m.

Please make sure all submittal material has been received and requests made to appear at the ARC meeting the Wednesday prior to Mondays meeting to ensure space on the agenda. From time to time the agenda may be too large to handle at one meeting, so submittals are handled in the order they are received to allow proper time to evaluate each request.

Information on how to submit material is available on the website or call Coordinator Tobe' Budner at 285-2519.

Landscape

We have installed 4 sprinkler zones around the pavilion and back fence. We are reusing the disconnected water meter from the old pavilion and saving over \$3,000.

Nanak installed 3,500 square feet of St. Augustine sod and shrubs around the pavilion. Crape Myrtles were planted by Herman along the back fence, camouflaging the water tank. There are also new live oak trees around the playground providing much needed shade. The Baymeadows Guard Gate has been nicely landscaped. Our "Knock-Out" Roses are thriving in the summer heat. These roses add year-round beauty and color by the Baymeadows' entrance, the flag pole, the Indian Hawthorne tree and in three beds by the driving range. Since there is little maintenance with these fabulous roses, consider adding them to your yards. We look forward to your input!

Playground

Cont'd from page 1 Background

Some years ago the entire Deerwood Community property was purchased from Gate Petroleum, Inc. At that time, two entities were established: Deerwood Country Club and Deerwood Improvement Association. One purchase transaction took place where all of the property inside our gates was divided between property owned by the Country Club and property owned by the Association.

At the time of the purchase, a significant portion of the property that had been known as the "playground parcel" became the property of the Country Club. In 2002, the Association Board began negotiations with the Country Club Board to obtain ownership of the entire playground parcel.

Our goal was to update and improve our community playground to provide amenities consistent with other residential communities in the in the Jacksonville area. As a result of these negotiations, the Country Club passed ownership of the entire "playground parcel" to the Association with some stipulations. Specifically, the Association agreed to utilize the property for the improvement of the community playground.

The cost of the project is funded by DIA, with the first two phases amounting to approximately \$200,000 (not including significant donations by Deerwood residents). The cost of the next phase depends on the scope and is planned to be implemented over the next several years. These improvements not only add to the desirability of our community and also fulfill our contractual agreement with DCC.



Lights and Roads

STREET LIGHTS

Early this year, due to possible visual safety issues such as the dark to light lighting conditions; the deteriorating condition of our street lights and wiring, the increasing cost of upkeep; and requests from residents for improved street lighting, your DIA Board commissioned a study of our street lighting needs.

In brief, they reported that, the conduit is not up to code, existing lights are discontinued, making repair or replacement of existing light poles infeasible and the current lighting system is inadequate and can not be expanded.

While we do not have to meet the International Electric Standards for North America (IESNA) levels, we would like to improve the lighting levels for our residents' safety, protecting drivers and pedestrians.

The amount of lighting, aesthetics, illumination level and cost are also part of the street light review. In order to update the community, the report is summarized below.

Consultant Summary on Street Lights for Deerwood

Deficiencies

The majority of roadway lighting does not meet the IESNA recommended lighting levels.

The approximately 200 existing lighting fixtures were installed in the mid to late 1960's, have reached their end of design life and there are no replacement parts for the rusted broken fixtures.

The existing wiring is not in conduit and has been cut in several locations with splices made in the ground.

The existing panels and photocells are rusting out.

The existing spacing of the light fixtures is 600-feet apart.

The existing lighting is High Pressure Sodium (Yellow Light) as opposed to more visible White Light.

OPTIONS

Option 1: Reuse Existing Fixtures

To reuse existing light fixtures, we would need to add approximately 536 fixtures additional light fixtures to meet IESNA lighting levels. The new light fixtures would not match exactly the existing and we would continue using the Yellow Light

instead of improving to White Light.

Existing wiring does not have capacity to add new fixtures. All new conduit and wiring would need to be installed.

Additional engineering services would be needed.

Option 2:

Purchase new poles and wiring from JEA to meet IESNA levels

Option 3:

Purchase new poles and wiring from a private contractor to meet IESNA levels

Option 4:

Purchase new poles and wiring and install additional poles, but at a number less than IESNA requirements.

Cost

Implementing the full IESNA level is estimated to cost approximately \$2 million dollars and would have to be phased in over several years. Other options will depend on the bids received and the level of lighting desired.

Let us know your thoughts!

ACCESS CONTROL

Access Control has had significant problems in the past with people entering by saying they are regular service personnel and then venturing into other areas of Deerwood. In an effort to control this problem Access Control has implemented a procedure whereby all tree, pool and lawn service vehicles must have two signs as a pre-requisite for entry into Deerwood. Companies initially not in compliance are allowed a one week grace period to comply with this policy. Those companies not in compliance after the one week period are not allowed entry until they comply.

Gate officers only allow entry into Deerwood those companies or persons that are listed on the residents permanent or daily

list. Persons or companies not on the list require the gate officer to call the resident for authorization.

All persons or companies entering Deerwood are issued a daily pass, however an extended pass may be authorized for an individual by a resident for a maximum of 30 days.

Do not give out your pin for access through the Gate for your safety and that of other residents! It takes only a few minutes to call in an authorization or add the person to your permanent list.

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



DIA BOARD MEMBERS AND COMMITTEE CHAIRS

Officers

Bill Kight (District 3), President
Cynthia Glazier (District 1), Vice President
John Heijmans (At Large), Treasurer
John W. Raines (District 6), Secretary

Board Members

Cynthia Glazier (District 1), Standards
Linda Jones-Baucom (District 2)
Ed Rushton, M.D., (District 4) Lighting and Paving
Bob Powell (District 5), Architectural Review
Holly Kartsonis (District 7), Communications
Karen Merrell (District 8)
John W. Raines (District 6)
George Harris (At Large), RV/Boat Storage
Jack Krings (At Large)

Committee Chairs

Glynn Thomas, Access Control
Rick Root, Playground
Herb Monroe, Landscape

Marsh Landing Property Management:
Doug Scott, Property Manager, 273-3033.

What is important to you? We want to know.

Please clip this out and return it to Doug Scott at Marsh Management or your local DIA representative to make sure your voice is heard.

I would like to see the DIA address:

- Roads
- Lighting
- Playground
- Drainage
- Other _____

I would like to be on a DIA committee. Please contact me.

Name _____

Phone number or email _____

