

# Project Updates

1. Tennis court fence has been installed and tennis court lighting will be installed in June.
2. A new pool gate system is being evaluated with audit trail features so we can eliminate pool “sign in” during the summer. Remember, the pool code is **135**.
3. Speeding – Radar enforcement is working well, but the community as whole is needed to help slow down speeders. Please pass the word to your neighbors the speed limit is 25mph inside the neighborhood and report speeding issues to [radarenforcement@pablobay.com](mailto:radarenforcement@pablobay.com) . Reports should include description of vehicle and exact time, plate number if you have it. (We can extract plate number if you can’t read it.). All reports will be held in confidence. Please don’t be afraid to wave for someone to slow down. Every little bit helps.
4. The video system has been working well. It’s been used to solve various issues around pool and helped solve a couple cases of vandalism. In both cases, the HOA board was able to recover funds to fix the vandalized property.
5. Check out the new discussion forums on the [www.pablobay.com](http://www.pablobay.com) website. There are already 70+ members listed. Please join so you can share your feedback.
6. Are you interested in giving Pablo Park a facelift? If you’d like to be part of the team considering options for *safer* playground equipment and better **age specific** playground equipment, email [hilary@jamescase.com](mailto:hilary@jamescase.com). There is also a discussion forum on [pablobay.com](http://pablobay.com) for this.
7. A new website design will be implemented in early June.



# pablo Bay

Neighborhood Newsletter

June 2006

It’s summer time in Pablo Bay. Time to soak up the sun and get out and about in the neighborhood!

This newsletter will advertise June, July and August events – including committee meetings, neighborhood social events, and board meetings.

**Next Home Owners Association (HOA) Board Meeting:**

**When** – Thursday, June 22<sup>nd</sup>

**Time** – 7:00 PM

**Where** – Pablo Bay Pool Cabana

Everyone is welcome!  
Please come with your suggestions & questions!!

**President**  
Mark Toutain

**Vice Presidents**  
Hilary Case  
Bret Holmes

**Treasurer**  
Bill Rosenblatt

**Secretary**  
Katie Bestic

**Property Manager**  
Michael Coleman

For more information about Pablo Bay, visit [www.pablobay.com](http://www.pablobay.com).

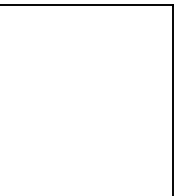
## VII. Use of Property

# Bylaw Amendments

### C. Residential Use.

1. **Partial Residence Leasing.** In leasing a residence, the entire residence must be leased at one time. No partial residence leases (renting separate rooms) are allowed.
2. **Maintenance and upkeep.** When leasing a residence, the Owner on record is ultimately responsible for all care and upkeep of the residence while being leased. The responsibility for upkeep and maintenance by the renter will be stipulated in the lease agreement as the Renter’s responsibility, but the Owner is still responsible for ensuring all upkeep is maintained according to the standards of the Covenants and Restrictions.
3. **Contact information.** The Owner will provide and maintain the Property Management Company with current and accurate contact information (full address, current and active phone numbers) in case any violations or issues arise and cannot be resolved with the Renting Party. A copy of the lease agreement must be provided to the Property Management Company. Any administrative costs incurred trying to contact or find an owner will be paid by the Owner.
4. **Fines and Violations.** Any fines or violations are ultimately the Owner’s responsibility even if stipulations in the Lease Agreement state otherwise. Notification of violations or any fines placed by the Board or the ARB will be provided in duplicate to the Renting Party and to the Owner. If the Renting Party fails to adequately resolve the issue, the Owner must resolve the issue with the Board within 30 days of notification. Notification(s) will be sent to the Owner’s address on record via registered/certified mail. Any delivery failure due to inaccurate addressing information does not delay the 30 day timeframe of notification nor does it relinquish the Owner from liability. Failure to resolve the issue/fine within 30 days will result in either legal action or a lien being placed against the property.

**pablo Bay**  
Jacksonville, FL



# Pablo Bay's Summer Fun Day!

**Saturday, June 24<sup>th</sup>**

**11:00 AM – 2:00 PM**

- Bouncy House
- Obstacle Course
- Face Painting
- Bubble Machine
- Games
- Hot Dogs & Sno Cones

**Odd addresses:**

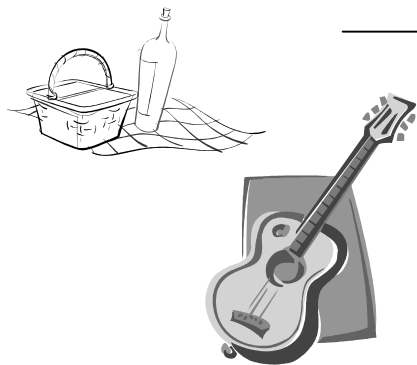
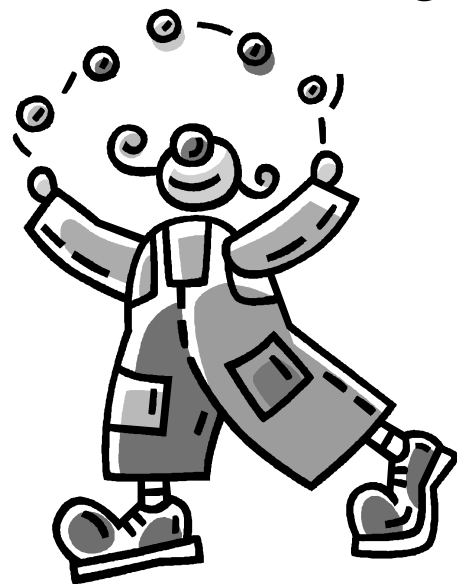
Please bring fruit or a dessert.

**Even addresses:**

Please bring munchies or a side dish.

**Volunteers Needed!!**

Please call Janice 223.3376 or Christi 374.4224



## Music in the Park

**Friday, June 16<sup>th</sup> 7:00 PM – 10:00 PM**

Music by Tony Novelly  
Pablo Park

Pack a picnic basket, and bring your blankets and lawn chairs.  
(This is intended to be an adults' event)

## 4<sup>th</sup> of July Parade

**Tuesday, July 4<sup>th</sup> 10:30 AM**

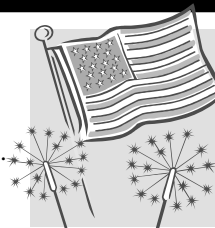
The parade to the pool will begin at 10:30 AM followed by an ice cream social at the pool's pavilion.

Prior to the parade, there will be contest held at the back park for the best decorated family.

We encourage decorated wagons, strollers, bikes, pets, and fashion for the parade.

Best-decorated family will be chosen as this year's **Grand Marshall**. Be at the back park by 10:15 to be a part of the contest.

A special thank you to the Devenny family, Bruster's Ice Cream, for generously donating the ice cream for our social!



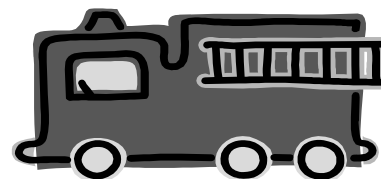
## Book Club

The Pablo Bay Book Club was formed three years ago and is still recruiting new members. We meet at 7:30 in the evening, the second Thursday of the month, and discuss pre-selected novels which cover a wide variety of genres.

Most of our selections are less than 350 pages, so members don't have to spend a lot of time reading. We have recessed over the summer, but will resume in September. For more information, call Debbie at 992-8775, or send an email to [mwbowe@comcast.net](mailto:mwbowe@comcast.net)

## Road Construction & New Fire Station

Recent information from Councilman Richard Clark. San Pablo Road will be widened from Beach Boulevard to Atlantic Boulevard for a distance of approximately 2.2 miles. The proposed road is a three-lane section. The project will include bike lanes and sidewalks. The existing shallow roadside drainage ditches will be replaced with curb & gutter and storm water runoff will flow to inlets and a piped drainage system with retention ponds to control flooding and improve the quality of storm water runoff. Construction is scheduled to begin in late 2007 and end in late 2008.



Another important issue for our community in Pablo Bay is a new fire station that will be located near the Mayo Clinic and the Cypress Village retirement community. Fast-tracking the building of this fire station is the number one priority fire station for our city councilman, the Jacksonville Fire and Rescue Department, Mayor Peyton and the Public Works Department. Currently, they are working to locate money in the coming year's budget to provide a temporary facility on site if possible.

## Committees

**Are you looking for a way to get involved with your HOA?**

**Contact any of the following members of the Community Events committee:**

- Andrea Nichols (chair) | [andrea@nicholshomes.com](mailto:andrea@nicholshomes.com)
- Kathy Krach
- Jacqueline Richter
- De'Atra Clark
- Allison Romano

**Neighborhood Watch /Safety** – Katie Bestic | [bestic.katie@mayo.edu](mailto:bestic.katie@mayo.edu)

**Book Club** – Debbie Bowen | [mwbowe@comcast.net](mailto:mwbowe@comcast.net)

**Sports** – Trip Bellard | [ebellard@yahoo.com](mailto:ebellard@yahoo.com)

**Bunco** – De'Atra Clark | [deatraclark@comcast.net](mailto:deatraclark@comcast.net)

**Pool** – Janice Brinker | [i\\_teach@hotmail.com](mailto:i_teach@hotmail.com)

**Architectural Review Board** – Scott Walker | [scott\\_r\\_walker@hotmail.com](mailto:scott_r_walker@hotmail.com)

**Information Board** – Laura Leigh Haynes