

THE RAYMUR VILLAS VOICE

January 2023

HAPPY NEW YEAR!! As we start our New Year and everyone gets back to their busy lives after the holidays, we would like to begin with a quick newsletter to keep everyone updated.

A big shout out and thank you to our neighbor Justin who graciously volunteered to design/ research/install our holiday decorations! Justin and his family are vested in our neighborhood and are looking forward to becoming more involved in planning activities for our neighborhood.

The process of renewing our “senior” HOA mandated for all HOAs aged 30 or older is still underway and we thank all of you that have returned ballots. If you have not returned your ballot yet, please remember to do so in the self-addressed stamped envelope. Since we’ve had numerous requests for replacement ballots understandably misplaced during the busy holidays, we are enclosing another for your convenience. However, you will **not** receive a replacement if your ballot has already been received.

Some new homeowners have asked how their dues are spent – glad you asked! HOA dues are spent on perimeter fencing installation/cleaning/repairs, lighting, signage, green space maintenance (which includes mowing, edging, general clean-up/bagging for the entire perimeter of our neighborhood, two entry islands and two additional islands, shrub maintenance, new shrubs when required, and seasonal flowers), irrigation/sprinkler maintenance, pest control for common areas, electricity, St. Johns River Management required maintenance for two (2) ponds, general liability insurance, postage/printing, website hosting, required associated legal fees, holiday decorations and coming soon, cameras!

Things an HOA does not have the authority to do: Clean paint off the streets, re-pave streets, install speed bumps (must be approved by the City of Jacksonville “COJ” with a percentage of impacted homeowners approval), clean out the gutters/storm drains (would be nice if homeowners/tenants would clean the areas in front of the homes but COJ does it upon request, limited to twice a year) pay someone to pick up the garbage inconsiderate people routinely throw out of their cars or on their walks. If you need to contact Code Enforcement or have any issues that the city has jurisdiction over, please contact (904) 630-CITY. Please note that without your legal name and current phone number, the city is not required to check on your complaint or issue.

Our neighbors, Mike and Meegan, have graciously offered their expertise in managing our website and adding a neighborhood forum - different online forums options are being researched at this time. It will be restricted to residents only and will be a place to share info, swap items, support each other’s businesses, etc. We are in the process of adding C&R (“Conditions and Restrictions”) and financials to the website and will update you as soon as they are available. <https://raymurvillas.com>.

As you all know, Homeowner Associations are strictly made up of volunteers who also work full time jobs, have families and other obligations. There will always be a few who want to complain instead of asking, “What can I do to help out?” We are still in need of a few committee members for “Yard of the Month” and the possibility of a “Welcome to our Neighborhood” Committee. We have never had a “Welcome to the Neighborhood” Committee and it would be a great addition!

In recent meetings with other neighborhoods in our area, the chief complaint and most challenging aspect is the sheer volume of rental properties and tenant turnover. We value your input and assistance on this item. Also, if you have a suggestion for a committee, we welcome the help! We have been asked to sponsor food trucks and that can definitely be explored, such as how to handle the requirement for a guaranteed number of sales, and where to park them. It is an excellent idea, and we appreciate all help making it happen!

Along with our current Neighborhood Watch, (raymurvillaneneighborhoodwatch@gmail.com) we will be adding cameras at the entrances to our neighborhood this year and are in the process of fine tuning the details, including access to the videos.

Remember – if you see something, say something! JSO non-emergency number is (904) 630-0500

Projects in the works and those being planned include:

1. We continue to work with COJ for the illegal decimation of the Protected Natural Buffer (PUD 2003-240) between our neighborhood and the condos behind us. COJ has legal jurisdiction and in 2022 notified the property management company with the equivalent of “Cease and Desist” correspondence. Monetary fines and replacement of the foliage/trees are just some of the repercussions for the illegal tampering. Some condo homeowners are apparently unaware and erroneously believe it was simply a matter of “poor maintenance” and that they now have an additional 25’ of property. Playground equipment, party tents and bouncy houses are just a few of the items now in the protected buffer, which COJ will require them to remove.
2. Signs – our signs will be restored (cleaned, repainted).
3. The Weeping Holly at the Ft. Caroline entrance is under the care of Andy at The Plant Place. He is making sure it is straightened up, literally, with no harm done to this beautiful, mature tree. We are also discussing with him and our landscaper, Larry Weaver, about the state of the current plants at both entrances and interior islands.
4. Tree branch trimming along the entire perimeter of our neighborhood, along with Crepe Myrtle trimming is awaiting our place in line with the tree company.

We live in a beautiful area of Arlington and in a wonderful, friendly neighborhood. We must respect the City ordinances regarding loud mufflers, fireworks, loud music and parties.

PLEASE be good neighbors and respectful of the peace in our neighborhood.