

D E E R W O O D COMMUNITY NEWS

President's Message

Les Beadling, President

On January 28, 1962, Bryant Skinner put pen to paper and sketched his vision of a premier, gated, golf community that would become Deerwood (see fig. 1). He planned for a rural Florida setting that incorporated curved narrow roadways, grand vistas, distinctive eclectic houses on large lots, lakes, and spacious open common areas surrounding a country club that would provide golf, tennis and swimming.

Deerwood has become that and more (see fig. 2). The residential component has developed to include the gamut of home ownership from condominium living through zero lot line homes, a courtyard community, countryside lifestyle and single-family residence to twenty-acre estates. The country club has grown into a first-class institution with all of the above amenities plus a new fitness center. In addition, Deerwood provides with-in-the-gates, a convenient entrance to a topnotch primary and secondary school and a recreation area that incorporates a unique playground, basketball court, ball field and pavilion.

In order to preserve this distinctive character, every unit in Deerwood was endowed with a comprehensive set of Covenants, Conditions and Restrictions (CC&Rs). It is the CC&Rs that allow the community at large to maintain standards, with the aim of preventing a few residents from lowering the property value for all. They enable us to control and limit access to Deerwood, thereby preventing unwelcome door-to-door solicitation and unwanted through traffic on our streets. The (CC&Rs) also empower the Deerwood Improvement Association with the authority to provide recreational amenities, maintain roads, easements, drainage, common areas, and the infrastructure, which serves and supports our community.

Due to a statute passed by the Florida Legislature in 1963 called the Marketable Record Title Act (MRTA) the Deerwood (CC&Rs) may be in jeopardy of being voided or may have already been voided in some units. In order to reinstate and/or preserve the (CC&Rs), we have hired a law firm that specializes in this area of the law. That law firm has recommended the Deerwood Improvement Association Board approve a motion by a two-thirds majority (the aforementioned was accomplished at a special session on Monday January 6, 2006) for units seven, eight, nine, ten, eleven, twelve, thirteen, the courtyards, Deerwood Courtyards Estates, Estates of Deerwood, Estates of Deerwood Phase II, Estates of Deerwood Phase III, Deerwood



fig. 1 Original Sketch of the future Deerwood by Bryant Skinner 1/29/1962



fig. 2 Deerwood 2005, Satellite View.

(continued next page)



Pointe and four parcels. The passage and subsequent written notification to the Florida Department of Community Affairs should preserve the (CC&Rs) in those units.

Because there is a strong suspicion that the (CC&Rs) in units one, two, three, four, five and six have already been extinguished, our attorney has recommended we proceed with a different course of action for those units. All homeowners in units one through six will need to vote to reinstate their (CC&Rs). A simple majority within each unit will be required to approve the reinstatement of the Covenants, Conditions and Restrictions for that particular unit. Therefore, all homeowners in units one through six should expect to receive instructions on how to proceed in the near future. We are planning to have the vote **prior** to our annual meeting on the 30th of March.

Sincerely,

Les Beadling

President

4th Quarter 2005 Baywatch Update

By Rose Reich

Regional Park: The corporate donations we were anticipating have not materialized. The city has \$3.2 million, of the \$8 million needed to begin construction the 1st quarter of 2006. The first phase would be asphalt, walkways, landscaping, baseball fields and the children's playground. Councilman Graham suggests an aggressive email campaign to the mayor to receive the additional funding we need to complete our park. In comparison, the Equestrian Center received another \$2-4 million this year alone. Please email the mayor at JPeyton@coj.net with your concerns about the lack of funding and the need for a park. It has been 3 years since the land was purchased!

Rapid Transit System: A public meeting was held 10/19/05 to discuss the implementation of a bus RTS for our city by JTA in partnership with the FDOT. RTS integrates technology, unique vehicles, specialized accessways and stations for fast, convenient access through our community.

Baymeadows Golf course: The judge has ruled in favor of Mayor Peyton's veto of the D.R. Horton project. The ruling may be appealed.

Schools: A new 60-acre high school will be built at JTB and Kernan opening August 2008. ICI Homes will be developing the surrounding land, 9A to Kernan, with a gated single family development and other multi-family residences. They will also extend Baymeadows East to Kernan. The School Board is also looking at land for a new K-8 south of JTB and west of Southside.

Better Baymeadows Inc: They are working with Councilman Graham to develop a Baymeadows Masterplan for development and transportation. Currently looking to lengthen on ramp to 95N and left turn lane onto Old Baymeadows.

Bike Path: Councilman Graham was instrumental in bringing a 12 ft. multi-use path on the east side of Kernan (side-walks on west) that will run from Kernan north all the way south to the new high school.

Other Development: Interested merchants: SW corner Baymeadows/9A: Native Sun, specialty toy store, dry cleaners, Allstate, spa, Quiznos, chiropractor. Gate Parkway: town center concept with commercial on lower level and residential above. Point Meadows (behind Walgreen's): small strip mall with optometrist and other shops/restaurants (we are hoping for Peterbrooke). Publix Reedy Branch: Blockbusters. NE quadrant Gate/9A: Hotel, Pharmacy and Office Condos. (all subject to change). Five story Hampton Inn between Sneakers and U-Store-It.

Baywatch Membership: We are looking for interested homeowners from Hampton Park, Reedy Branch, The Overlook, Royal Lakes, James Island, South Chase and Deerwood to join our group of volunteers. We meet the third Tuesday of every month at 7pm for 1-2 hours (not a huge time commitment). We work closely with the city and developers to help make our community a better place to live. Please call Rose Reich at 538-9674 if interested!

10th Annual Deerwood Community Yard Sale

Playground/Recreation Area Fundraiser

Saturday, April 22, 2006

9:00 a.m. - 12:00 p.m.

AT THE PLAYGROUND

Get rid of your clutter and rent a table ...

Come out and find that hidden treasure ...

Enjoy hot dogs, snacks, and a cold drink!



Don't want to rent a table, but still want to clean out some of the clutter, while helping raise funds for our playground?

Donate those items to the "DIA TABLE"!

(Tax Deduction Forms will be provided by Hospice)

(Please contact Elicia Duross at 641-6952 to drop off items, or bring donated items to the playground by 8:00 a.m. the day of the event)

3' x 8' TABLES AVAILABLE - ONLY \$15

(3 or more tables \$12 each)

(To reserve tables, contact Betty Fastenberg
642-2166 or email to bfastenberg@phoenixrealty.net)

Volunteer Opportunities Available!

Please remember table rental is restricted to Deerwood Residents, but we encourage you to invite your friends and family to purchase items.

Remember to clear your guests through Security (642-1633)

NO DOGS ALLOWED AT EVENT

How Long Will Our Luck Hold Out!?

By Les Beadling

Over the past year, we have had four serious incidents involving automobiles in Deerwood. They include a car running another off the road and subsequently smashing into the bridge on James Island Trail, two separate incidents where an automobile was driven into a house and a mishap where a car struck a pedestrian.

Early one morning, an auto ran our access control vehicle off the road causing it to sustain significant damage then subsequently the same auto smashed into the bridge railing on James Island trail demolishing the railing and the automobile. It missed plummeting off the bridge into the swamp by inches. Luckily no one was seriously injured!

On two separate occasions, cars were driven into houses causing significant damage to both the automobiles and the houses and frightening the occupants of the homes. Luckily, once again there were no serious injuries!

The fourth accident occurred on one of our roads when a pedestrian on a nightly walk was struck by automobile. Luckily there was no serious injury!

We need to remember that Deerwood has no sidewalks and our roads are multipurpose. They serve as a footpaths, bicycle trails, running tracts and pet walkways as well as motorways. If we value our children, our pets and ourselves, we will drive considerably and carefully for our luck may run out if we don't.



GROUNDS COMMITTEE

By Tom Mantia

Drainage and paving concerns have continued to be the focus of the Grounds Committee efforts. The common area between Pine Lake and Woodgrove Road was cleared of fallen trees, dead trees and underbrush accumulation which restricted the flow of rainfall to the drain outfall. A swale and ditch were installed after a fall line survey was conducted. The area will be observed to monitor the functionality of the improvements.

The island circle on Bahia Blanca was widened to allow service vehicles to negotiate the tight turning radius without tearing up the adjacent lawns and island.

The pavers at the Baymeadows entrance which had developed severe depressions were removed and re-set which improved the appearance considerably.

The grounds committee along with the DIA engineer is evaluating the costs of repaving the main road from the Baymeadows gate to the Southside gate along Deerwood Crossing, Hollyridge, Golf Club Drive, and Whippoorwill Lane. Repaving of Blue Jay Lane is also being considered.

Funds exist in the Paving Reserve to do this work. Bids will be taken to ensure the best possible price for the work. The paving at the Baymeadows guard house has deteriorated to a point where the wiring for the automated arms is being exposed. Action may be necessary to repair this area immediately.

One of the remaining major drainage pipe replacement projects is the outfall from Lake Holly to Mineral Lake. The present route of the deteriorating pipe is torturous and passes through existing electrical and sewage services which increases the replacement cost considerably. Consideration is being given to change the routing of the outfall to pass directly to the swamp. Discussions with homeowners to allow this new routing to pass through their property are going on with encouraging results. Savings and benefits to be accomplished by this action are both monetary and functional.

Dead trees on DIA and homeowner properties continue to be a problem and a potential danger. Residents are encouraged to report these locations to Marsh Landing Management Company.

Deerwood Improvement Association Landscape Committee Winter 2006

By Karen Merrell, Chairman, 642-9636

The Jacksonville Country Day School Drop Off Zone has been completed. The land and irrigation were donated by the Deerwood Country Club. The benches were kindly donated by the Cherry and Kight families. Nanak Landscaping put in the plants according to the Deerwood Improvement Association Landscape Committee's Plan. It is a beautiful asset to the entire community. The crape myrtles will bloom every summer for future generations. The oak and ligustrum trees will grow with the ages. There was a safety issue regarding parked cars and children crossing the street, but now the traffic pattern is safer for all and the parked cars will no longer block the road.

After examining the annual maintenance bids, Nanak received Deerwood's contract. Nanak is currently doing winter projects on DIA easement areas. Please contact us to report any unfinished work. Check your trees for mistletoe (a parasitic plant, high in the tree tops). Mistletoe not only can yield unexpected kisses, but also can kill your trees. The landscape committee has dressed up the Courtyards entrance and Country Side Roads. Herman Wallace, our great DIA maintenance person, has been busy with plantings all over Deerwood. When you see Herman, tell him how much he is appreciated! Please inspect our common areas around Deerwood for any suggestions or improvements. Consider joining our Landscape Committee which meets the second Tuesday at 5:00PM at Deerwood Country Club. Everyone is welcome!



Getting Through the Process

By Katie G. Kight

The ARC process may seem overwhelming at times, which is why we post as much information as possible on the website, www.mydeerwood.com, to try to take all of the guess work out of submitting. It is important to get as much information as possible before submitting to the ARC, to make sure the process runs smoothly.

Marsh Landing Management and the ARC committee try to provide as much information as possible to help make submissions complete, but unfortunately there is no substitute for submitting all the information that is requested on the website. Pictures, drawings to scale, surveys, and detailed descriptions are necessary to make an effective decision on any submittal.

While we would love to be able to tell you if an element of your design will be acceptable before it is drawn, to save you effort and time, we do review all submittals individually, within the covenant and guideline restrictions, to ensure the best outcome for you and the community. You may have the skill to design and draw your project for us but please remember we still need the same detail, whether it is drawn by you, an architect, a draftsman, or is a set plan from an enclosure company.

Your diligence in the submittal process will ensure the speediest outcome in reviewing your plans and getting you on your way to building your project.

What's Happening at Deerwood Villas I?

By Linda Jones-Baucom, President, Deerwood Villas I Condo Association

You may have noticed a lot of activity taking place recently at Deerwood Villas I. The Villas I is in the process of a complete renovation. Deferred maintenance issues have been addressed, the buildings have been pressure cleaned and painted, and other exterior repairs are ongoing.


This year, with the approval of DIA, trees were removed that were either a threat to buildings or were dying, and landscaping in several areas was improved where previously nothing would grow.

As you know, the Villas I was built in the early 70's, and several of the original owners still live here. I would like to

take this opportunity to especially thank some of these owners: Pete Tandet, Evelyn Landon, Jim Bost, and Mary Anna O'Brien for their valuable suggestions and historical input during this past year.

In addition, exterior changes are not the only changes taking place in Villas I. As villas are sold, the new owners are completely renovating and updating the interiors of their new homes.

It is our hope that the Villas I will once again attract long-term residents, residents who share the Deerwood philosophy, which is to maintain the high standards that make Deerwood a great place to live!



In conjunction with Deerwood's "garage sale" activity on April 22, FCSS will set up a table and promote child safety and awareness through distributing information to parents and by fingerprinting and photographing each child and providing the parents with these as records along with a DNA collection container (for hair follicles). The child receives a FCSS First Coast Kids bag that contains the safety information sheets, a balloon, a combination safety whistle/light/keychain and a First Coast Kids bracelet (they look like a blue version of the yellow "Live Strong" bracelets everyone was wearing last year to support Lance Armstrong). 9 AM - 12 PM.

PLAYGROUND UPDATE

Project Playground - Phase II is about to get underway.

By Rick Root, Playground Committee

It was the week of June 6, 1985 when the Deerwood Park was built and opened for kids to enjoy. "Few community projects affect people of all ages and end complimenting one another. A simple concept began with a few people and grew to encompass hundreds." That's how Becky Doyle and Nancy Copeland detailed it almost 20 years ago. In October of 2004, the playground was updated with a new play structure. And likewise, a community project began with a few people and grew to include hundreds. This Spring we will see our facility get another major improvement. Tremendous thanks go out to Jose Perez (PQH Architects) for all his efforts in designing our new pavilion. Not only did he donate his services, he also was able to get the mechanical engineering services donated. Then, he found someone to build the pavilion at a cost that is within our reserved and budgeted funds. The following is a brief summary of what has been expended since this project began back in 2003.

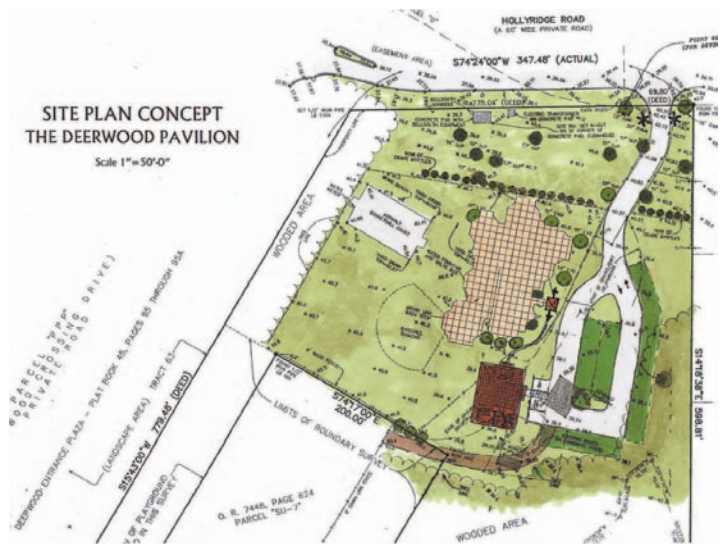
In 2003 \$75,000 was budgeted for playground capital improvements and \$3,395 was spent on a land plan. The balance of \$71,605 was put into a capital reserve. In 2004 \$100,000 was budgeted for playground capital improvements and \$135,290 was spent on the new play structure leaving \$37,315 in the capital reserve. In 2005 \$108,000 was budgeted to playground capital projects and \$8,000 was spent mostly on civil engineer services. Again, the \$100,000

that was not spent was put into the capital reserve. We began 2006 with \$137,315 in the capital reserve and \$87,000 budgeted for 2006 for capital playground improvements or a total of \$224,315. We have a contractor that will build our new pavilion for approximately \$195,000.

Below is a preview of what is coming.

"The pride that is reflected in our playground belongs to every person – our children, our parents, our neighbors and our friends – because we did it together." Nancy Copeland (1985)

Thanks everyone for your support.



ELEVATION CONCEPTS
THE DEERWOOD PAVILION

Scale 1" = 10'-0"



DEERWOOD IMPROVEMENT ASSOCIATION
4200 Marsh Landing Blvd., #200
Jacksonville Beach, Florida 32250



Winter 2006 Community News

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