

PANTHER CREEK HOMEOWNERS ASSOCIATION INC.
c/o BCM Services Inc. | 920 3rd Street, Ste B | Neptune Beach FL 32266
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March 12, 2019

Dear Homeowners,

There has been an uptick in home maintenance this past year. **We would like to thank all of you that have taken the time to upkeep and enhance the look of your home continuously.** However, it is that time of year again! It is time for cleaning around the house.

The Homeowners Association (HOA) works diligently to encourage people to keep homes looking nice, but it ultimately comes down to the pride you have for your neighborhood and yourself. With all that said, the HOA is urging everyone to do his or her part in keeping the property kept up, enhancing desirability to live in your unique community, and thus increasing property values. The following basic maintenance changes the look of an entire neighborhood:

- Pressure wash house, fence, sidewalk, and driveway
- Maintain fences in an aesthetically pleasing manner. (Do not stain any fence unless you get prior approval).
- Pull weeds from mulch beds, rock beds, and flowerbeds. Trim branches that encroach onto roofs and over sidewalks. Mow, trim, and edge regularly.
- Make drought tolerant landscape beds to help conserve water and keep a nice aesthetically pleasing look with Florida Friendly Landscaping. **For more info visit FloridaYards.org. IF YOU STRUGGLE WITH THE YARD, PLEASE CONSIDER THIS OPTION! Please make sure you get PRIOR APPROVAL before installing a Florida Friendly Yard.**
- Water your yard in accordance with the water restrictions
- Keep trash cans, recycle bins, garbage, and debris out of view. **THIS MEANS THE CANS MUST BE BEHIND AN APPROVED FENCE OR L-SHAPED SHRUB TO SCREEN FROM NEIGHBORS' VIEW AS WELL. DO NOT LEAVE IN FRONT OF GARAGE!**
- Fix broken siding, fences, windows, and mailboxes
- Keep toys out of the yard
- Keep recreational vehicles out of view or offsite.
- Do not park in the street.
- **SLOW DOWN AND WATCH FOR CHILDREN GETTING OFF THE BUS AND WALKING!**
- **Contain your pets and pick up after your pets. Be respectful of your neighbors' yards.**

These are just a handful of basic (low cost) ways to keep the home looking nice, which in turn makes the neighborhood look nice, thus maintaining a desired community that people can be proud of.

MORE INFORMATION ON THE OTHER SIDE

Violation inspections are a necessary part of HOA management. No one likes to receive the letters and, believe me, no one wants to write them either, so please take the time and effort to make sure your home is in compliance.

**PLEASE SUBMIT FOR PRIOR APPROVAL OF PROJECTS TO:
ARC@BCMSERVICES.NET**

If you have any questions or need a vendor recommendation for services, please feel free to call me at (904)-242-0666, ext. 107.

Thank you,

Tim Davis

Tim Davis – CAM

BCM Services Inc.

Agent for PANTHER CREEK HOMEOWNERS ASSOCIATION INC.

The 2018 Year-End Income & Expense Statement is enclosed.

A full set of the 2018 Financials are available for review by appointment during our normal business hours.
