

Board of Directors

President:

Lesley Brawn

Vice

President/Treasurer:

Calvin Zimmerman

Secretary:

Tina Lay

Next Board Meeting

Wednesday

November 17, 2021

6:00 p.m. via Zoom

Meeting details will be sent via email from BCM Services & posted to the neighborhood Facebook page in advance. You may also contact BCM via email at info@bcmervices.net or call 904-242-0666 to obtain meeting details



THE SETTLEMENT
AT TWENTY MILE

In this issue:

Board Update

Topic of the Month / Reminders

Community Events

Happy Trails to You

Board Update – New Landscaping Company

As many of you are aware, community landscaping has been problematic for The Settlement. In addition, the common spaces we share with The Colony are also of concern. When we took over the HOA earlier this year, the Board met with BCM and the current landscaping provider (Down to Earth) to review the contract and level set on the expectations regarding the service we have been receiving.

We wanted to afford them an opportunity to correct the problems that we were experiencing and allowed them several months to make those changes. Given that we saw no improvement after several on-site meetings and multiple changes in their leadership teams, a decision was finally made to terminate our landscaping contract.

Our new landscaping company is Koehn Outdoor. Koehn Outdoor has been in business since 2004. They are licensed Irrigation Contractors, Pest Control Providers and Certified Tree Professionals. As part of their proposal, they have provided us with the goal of showing a visible

difference within the first 30-60-90 days on the overall scope of work.

The Board also conducted a walk through with the Koehn Account Manager assigned to The Settlement. They have been provided with an exhaustive list of improvements we feel are needed for the common area, the gated island entrance and the “hills” flanking the entry way to include but not limited to:

- Replacement of mulch
- Replacement of plants
- Dollar weed treatments
- Pruning of trees

We appreciate your patience throughout this process. We know & understand how frustrating it has been; but we hope to see improvement very soon and are excited to see the changes.

If you have any questions or would like to see a copy of the proposal, please reach out to BCM.

Lesley, Calvin & Tina

Upcoming
Community
Events
(Dates TBD)

December

Holiday Pajama
Party



February

Super Bowl
Celebration



October Community Event

2nd Annual Hallows Eve
Block Bash

October 30th

6:00 – 9:00 p.m.

First, a HUGE thank you to The Settlement Social Committee for a successful September Movie Night! A great time was had by everyone. Are you now ready for a SPOOKTACKULAR event? This month's event will include:

- Guest Food Trucks: Blackwood Meat Smokerz (BBQ) & Mister Softee (ice cream)
- Kid's activities: Pumpkin Decorating, Halloween Tattoo Station, Halloween Movies on the big screen, Hayride and much more being planned!
- Adult activities: Whiskey Tasting, Share & Sip wines, yard games & cornhole/bags
- Child & Adult Costume Contests for those who choose to dress up

For more details and to volunteer to help, please contact our social committee chair, Karen Smith via email. She can't do it alone timaandkarenleigh@yahoo.com

In addition, if at any time you would like to contribute to the social committee fund to be used exclusively for community events, you can send via Venmo to @TheSettlement-Social. Your contributions are greatly appreciated!!!!



NOTE: We identified a need for common area lighting so the HOA will be purchasing portable lighting to use for future community events.



October is National Crime Prevention Month

In 1984, October was designated as Crime Prevention Month. With shrinking law enforcement budgets across the country, the role that each of us can play in preventing crime is more important than ever.

We are so fortunate to live in such a nice, safe area with a virtually non-existent crime rate. We also have an extra layer of security by being a gated community. Because of this, it can be very easy to let your guard down and get into the mindset that nothing bad could ever happen in a neighborhood like ours. Unfortunately, crime can happen anywhere to anyone. Below are 7 simple ways you can help make our neighborhood safer

1. Make friends with your neighbors. Look out for each other and pay attention to who is coming and going. Report any suspicious behavior to law enforcement.
2. Organize neighborhood safety efforts – Anyone up for the challenge of establishing a Neighborhood Watch Program?
3. Exercise caution when out of town. Use timers on lighting, let your neighbors know you'll be gone, have packages picked up by someone
4. Close your windows & blinds at night. Don't let the layout of your home and location of possessions become a target.
5. Improve lighting around your home with motion detectors, porch lights and lighted pathways
6. Install a security system, cameras & ring doorbell
7. Do not keep valuables & firearms in your vehicles and lock your car doors.

Need further assistance or have questions?

Contact BCM Services

Email: info@bcmervices.net

Phone #: 904-242-0666

Emergency #: 904-993-2945



IMPORTANT!!!! We have elected to send critical neighborhood communications exclusively via email. To receive these emails, you must complete & return the Email Authorization Form located under Forms at www.bcmervices.net

COMMUNITY REMINDERS!

Pets

We all love our furry friends but let's remember the tenets of pet ownership

- 1.) Please keep your pets on a leash for their safety as well as others.
- 2.) Please cleanup & dispose of your pet's waste to prevent smell, mess & disease.
- 3.) Please be cognizant that if your dog has an excessive barking problem, it is a nuisance to neighbors & seek out help with training.
- 4.) Don't dispose of household and yard waste in the dog waste bins

Ducks

We've recently had some duck visitors; while they are really cute & it may seem harmless to feed them, it is not recommended to do so. They leave a tremendous amount of waste which harbors disease.

Street Parking

Once again, street parking is not permitted under our covenants & restrictions. Please be sure that you or your guests are parking in your driveway and are not blocking the sidewalks.

Happy Trails to You

Have something you want to share with the neighborhood or see in this newsletter?

Please send content to Tina Lay via email at: tinalay0174@gmail.com by the 25th of the month

October Holidays



Recipe of the Month

Courtesy of Barbara Tremblay
@197

Grandma Doherty's Irish Bread

Ingredients:

4 cups flour

1 cup sugar

4 teaspoons baking powder

¼ teaspoon salt

1 ½ cups of raisins

1 egg

2 cups milk

Directions:

Sift together flour, sugar, baking powder & salt. Add raisins, milk, egg and mix all together. Add ½ cup more milk if mixture is thick. Grease cast iron pan with oleo. Heat up pan. Bake at 350 for approximately 45 minutes.



Congratulations on the arrival of our newest little Settlers!

The Horlbeck Family @ 276

(Gene & Abby)

welcomed baby girl

Emery Leigh on 9/29/21

The Lubin Family @ 296

(Adam, Crystal & Amelia)

welcomed baby boy

Beau Archer on 9/30/21



Please be sure to give a warm welcome to all the new neighbors who have joined us since May. We are so glad to have you in the circle.

The Morse Family @ 62

The Sada Family @163

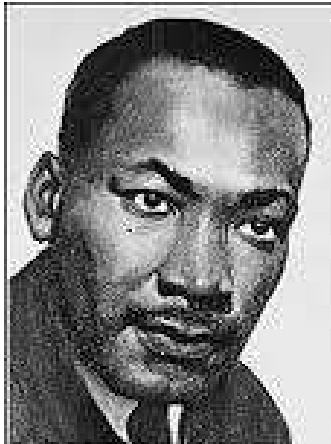
The Burge Family @ 232

The Bridson Family @ 371

The Pockey Family @ 427

The Kraft Family @ 513

The Tucker Family @ 566



The good neighbor looks beyond the external accidents and discerns those inner qualities that make all men human and, therefore, brothers.

— Martin Luther King —

AZ QUOTES