

**IMPORTANT  
ANNOUNCEMENT**

**MONTHLY HOA FEE  
EFFECTIVE JANUARY 1, 2025**

**The monthly HOA fee will be \$295.00  
for 2025.**

Remember to adjust any recurring payments  
you may have set up with your financial  
institution.



Bob's Backflow has completed all the repairs &  
certifications to the valves & boxes that the HOA  
and 99 owners requested via the Association.

Thanks to all those owners for promptly paying  
either in full or in payments their share.

A few owners who did not request the repairs via  
the Association & chose to do it themselves, still  
need to provide documentation to Plaza that the  
repairs were done and the certification passed.

**It's been highly recommended that twice a  
year, owners turn the valves off & on again so  
as to keep the valves from locking up.**

**MARK YOUR CALENDAR**

❖ **HOA BOARD Meeting: TBD**

Watch for further information on events, dates, times &  
location via blast emails or posts at the mailbox or pool  
patio bulletin boards.

**PLEASE REMEMBER**

**OUR MANAGEMENT COMPANY IS THE MAIN  
POINT OF CONTACT FOR ALL HAWTHORN**  
related questions, issues, requests, complaints,  
comments, inquiries, problems, concerns,  
disputes, recommendations, etc.

Please show consideration to those who  
volunteer in the HOA & contact Plaza, our  
management company, when you need  
answers & assistance. The contact information  
for the management company is:

Plaza Property Services

Main Office/Emergency: 904-265-5252

CAM: Julie Davis

Email: [JDavis@PlazaPropertyServices.com](mailto:JDavis@PlazaPropertyServices.com)

Direct: 727-457-6524

Owner: Andrew Beaudoin

Email: [ABeaudoin@PlazaPropertyServices.com](mailto:ABeaudoin@PlazaPropertyServices.com)

Direct: 617-308-3467



**NextDoor.com Hawthorn at Bartram Park Private Group:** <https://nextdoor.com/g/kfawr61np>


**HOA Board:** Barilynn Goldstein (President), Sreedhar Maladi (V.P.), Navin Middela (Treasurer),  
TBD (Secretary), TBD (Member at Large)

**HOA management company:** Plaza Property Services | 2365 Riverside Ave | Jacksonville, FL 32204  
**Main Office/Emergency:** 904-265-5252

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*Just a friendly reminder...*

**Is your front door paint bubbling or blistering?**  
Please send an email to Plaza along with a photo or two, so that the management company can refer it to the vendor to be fixed.

**Parents – Please don't allow your children to play in the street. Neighbors have seen children playing in the streets & almost being hit.**




**Drivers – Though we ask kids NOT to play in the street, they still do. Please drive cautiously in the neighborhood. We don't want a tragedy to occur.**




Recently neighbors observed squatters had moved into a rental property in Hawthorn. The police addressed the issue and removed the unauthorized occupants

Please keep an eye out on our neighborhood. You should report anything out of the ordinary to Plaza or the police if urgent.



**HOA BOARD MEETING**

**UNOFFICIAL NOTES**



**OFFICIAL & COMPLETE MINUTES LOCATED ON OUR WEBSITE**

**DECEMBER 11, 2024**

Attendees:, Navin M, Kathy C, Barilynn G, Plaza Property Mgmt Owner Andrew B, CAM Julie D and approximately 8 owners

- **Discussion & Adoption of 2025 Budget**
  - Monthly HOA Fees will be lowered to \$295 for 2025 effective January 1, 2025
  - As a follow-up to a previous question Electrical is cited in Reserves so if the buildings' electrical boxes need repairs, it is covered. The final legal opinion regarding whether this is the Association's or the Owner's responsibility has yet to be clarified.
  - Final approved budget will be sent out and posted to the website.
  - Board unanimously approved the 2025 budget.
- **Holiday Decorating:** See page 3.
- **Update on Front Island Restoration/Landscaping Proposal:** Barbara M. from the Landscaping committee met with Yellowstone & the landscape designer to finalize the plan for new landscaping at the front near the Clubhouse, mailboxes and flagpole. The plan was not received in time for the Board to review & approve at this meeting. It is expected to be ready for the next meeting.
- **Annual Meeting Final Update:** Only 37 votes were submitted for the election. Thus, a quorum (20% of the 196 units) was not received in order for the votes to be tallied. This follows the Amendment to Article IV passed in September 2018.
- **Backflow Replacement Update:** See page 1.
- **Kathy C. resigned from the Board effective December 15, 2024.** The Board will announce in next meeting when/how the two open positions

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Here are two reminders from Hawthorn’s governing documents – Declaration of Covenants, Conditions, Restrictions & Easements (aka CCRs) and the Amendment Pulte \_Declaration\_ - \_Amendment\_ 2008-01 which can be found at [www.hawthornatbartrampark.com/folder/governing-docs/](http://www.hawthornatbartrampark.com/folder/governing-docs/)

**6.3 Building and Residences**

**(B) Owners Obligations.** Each Owner is responsible for the following matters relating to his or her Residence and Parcel:

- 10. Each Owner shall promptly report to the Association any defect or need for repairs or replacements for which the Association is responsible.

**8.16 Architectural Guidelines**

**(K) Recreational Structures and Equipment.**

No basketball backboards, tennis courts, play sets or structures or doghouses shall be located on or within a Parcel and all toys, lawn furniture, equipment and displays must be taken inside Residence or the Resident’s garage at night. Grills must be stored in the Residence or within the garage, Bicycles must be stored in the Residence or within the garage.



Recently three children were seen on a doorbell camera, knocking on a neighbor’s door at 2:00 am. The children all appear to be pre-teen ages.

Needless to say, this is not the kind of neighbors we have all experienced. Please talk to your kids and address the problem.

'Twas the Season



Thanks to all who assisted with the festive decorations for Hawthorn:

- ◆ Plaza for donating the new decorations.
- ◆ The Landscaping Committee & others who put them up.



Volunteers are needed on Saturday, January 4<sup>th</sup> at 9:00 am to help remove & store the decorations. Meet at the Clubhouse.

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