

MANOTAK OAKS



Recycling in Jax

Recycling is an important step in doing our part to care for our planet.

Accepted materials include clean bottles, cans, paper and cardboard. It's crucial to ensure that recyclables are empty, clean and dry, and please never place them in plastic bags.

For more details, visit Jacksonville.gov/curbsiderecycling.

New Community Website

Check out our new website! This is a hub for all things Manotak Oaks. Here, you can pay your assessments, access our community documents and stay in the know about relevant community news. Visit www.ManotakOaks.com and use "kingdom" to register.



Scan to visit
www.ManotakOaks.com

2024 Board of Directors

President.....Greg Britton
Vice President.....Narlene McLaughlin

Kingdom Management

Manager: Ms. Liz Crawford, CAM
Liz@KingdomManagement.com
904 646 2626



Don't Forget To Pay Your Assessments!

Homes in Manotak Oaks are part of a homeowners association, and owners are responsible for contributing to it by paying assessments.

What are these funds used for?

These funds are used to manage and maintain the community in which we live. For example, community funds are used to pay landscapers to refresh plants at the entrance, lay mulch and mow and edge the grass in common areas. Any lakes or fountains must be treated regularly by a professional to ensure they're not attractive breeding grounds for mosquitoes. The electric bill for lighting at the community entrance is covered by association dues as is the water bill for any sprinkler systems in common elements. Community funds also pay for property insurance to protect association assets.

The Board is a crew of volunteers, and the association avoids putting all that responsibility on their shoulders by delegating it to a management company. Therefore, a portion of community funds also pays for management, who takes care of all that overseeing, tracking, scheduling, invoicing and paying for us. They also keep the books to ensure we're all contributing our share toward the community, check for and enforce violations of the Covenants, manage architectural review requests and more.

Sometimes it's hard to imagine our little neighborhood could be so much work, but it's worth it to maintain a safe and beautiful space we're proud to call home.

How will I know when and how to pay my assessments?

At the end of this year, you'll receive a letter reminding you that you have an assessment due, an invoice from the bank with instructions for how to pay and a slip of paper to send in with your payment, called a coupon. Claiming these never arrived is not an acceptable excuse for nonpayment, so **if you're nearing the deadline and can't locate your payment coupon, it's your responsibility to email Info@KingdomManagement.com to get the information you need well in advance.** Please include your property address and our community's name.

What happens if I don't pay my assessments?

Owners who don't pay their assessment by the deadline are sent a Notice of Late Assessment, per the law in Florida. This functions as a final notice, and accounts that are still unpaid 30 days after this letter will be sent to a collection attorney. After the account is in collections, management cannot accept any payments, and the debt can only be resolved through direct communication with the attorney. Owners will also be responsible for the cost of the attorney, the amount of which will be within the Florida Statute guidelines for collection costs.

We understand residents work hard for their money, so don't get stuck paying more than you have to by letting your account go into collections. Please make paying your assessment a priority, and reach out if you have questions.



Fall Activities in Jacksonville

Fall in Florida is always something to celebrate because it means the worst of the heat is over! That makes the season a wonderful cue to head outside and enjoy our city for all it has to offer. Below are some family-friendly options to explore:

- **Riverside Arts Market**

10 a.m. to 3 p.m. on Saturdays

715 Riverside Ave., Jacksonville, FL 32204

The Riverside Arts Market is a weekly arts and local farmers market hosted under the Fuller Warren Bridge, rain or shine. This family-friendly event attracts 4,000+ visitors every weekend. RAM features a variety of small businesses from farmers to artists to makers, bakers and food trucks. (RiversideArtsMarket.org)

- **Jacksonville Farmers Market**

7 a.m. to 5 p.m. on Mondays through Saturdays and 9 a.m. to 4 p.m. on Sundays

1810 West Beaver St., Jacksonville, FL 32209

The Jacksonville Farmers Market is North Florida's largest and oldest farmers market with up to 100+ farmers/vendors selling retail and wholesale items. Seasonal, ethnic, organic, specialty and unique products are always arriving fresh daily. The market is located on 1810 W. Beaver St., approximately 1 mile west of Downtown Jacksonville. (JaxFarmersMarket.com)

- **Kids Free November in Jacksonville**

Kids Free November is a month-long event where some of the most popular attractions on the First Coast offer free or discounted entry. A few participating locations include Adventure Landing, the Cummer Museum, Dave & Buster's, the FSCJ Artist Series, Jacksonville Zoo and Gardens and more! Specific deals vary by attraction, so learn more at www.visitjacksonville.com/kids-free-november.



Home Maintenance

Fire Extinguishers: With the holidays coming up, many of our kitchens will be seeing more use than usual. To protect you and your neighbors, make sure you have a fire extinguisher at home. If you already have one, make sure it's ready for an emergency by checking the pressure and confirming the hose and pin are in place.

Indoor Detectors: While we're thinking about fire safety, take a moment to check the batteries and operation of your smoke and carbon monoxide detectors.

Expired Ingredients: To be sure your kitchen has room for holiday cooking and the ingredients that requires, take a moment to clear out expired or unwanted items from your fridge and pantry. Unwanted nonperishables that still have a little shelf life can be donated to a food pantry.