

LAKE MANDARIN HOA

2025 SPRING NEWSLETTER

Community Notes

Thank you for all who came out to the Annual Meeting! You make our community great.

Please mark your calendars for the monthly Board Meetings:

Day: Second Tuesdays

Time: 6:00 p.m.

Zoom: Meeting ID 637 118 7387

2025 Board of Directors:

- Rob Zirnstein - President/ Streets / Social Media
- Kimberley Stanton – Vice President / ARB
- Jeff Jones - Secretary/ Treasurer / Social Committee
- Jim Downs - Director/ Lakes
- Rick Mitchell - Director/ Park
- Justin Murad - Director/ Front Entrance
- Anita Gard - Director/ Compliance

We want to thank Sandy Holdren and Bob Barrett for their years of volunteering for the community as Directors. You will be missed.

SPRING FORWARD!!

Daylight Saving Time begins this Sunday, March 9th!



Community Yard Sale – March 15th

Yard Sales are always the 3rd Saturday of March and the 3rd Saturday of October...



This beautiful guy was seen by David Owen & Sandy Holdren on 2/22/25 at dusk in a pine tree on Hattie Brock Ln.

▲ Few Reminders...

- *Our neighborhood is deed restricted. A copy of our governing documents is available at www.ElimServices.com. Click on “My Community”.*
- *Any changes to the exterior of your home must be approved prior to making the change. Requests can be made online by at www.ElimServices.com by clicking on “ARB Form”.*
- *Trashcans should always be stored **out of view** of the road & neighboring lots.*
- *Dogs should be on a leash at all times.*

Thank you for keeping our community a great place to call home!

Assessments were due January 1st. Thank you to everyone who has made their payment. Please call for payment arrangements to avoid late fees, interest, and legal fees.

Happy Birthday to Lake Mandarin's First Lady

Phyllis McDonald is celebrating her 91st birthday on March 17th! Phyllis was the first person to buy in Lake Mandarin, first to live in Lake Mandarin and first to sell homes in Lake Mandarin. She and her husband, Barry, moved into her “honeymoon” home on Stowe Cottage Lane in, January, **1978**. They later purchased a home on Waverly Dock Road. She still owns both houses and she still loves living in Lake Mandarin on the “Big Lake”.

Phyllis was the first person to work for Developer Peter Bos selling the “**California Style Patio Homes**” concept in North Florida and Lake Mandarin. She visited a similar styled community in New Port Richey, Florida in early 1977 so she could understand and later explain the concept of Patio Homes/Zero Lot Line homes to interested buyers in Jacksonville. She was selling a lifestyle and product most people had never seen; another first for Phyllis. Initially she sold from a site plan and floor plans in a trailer on the property now occupied by Wal-Mart. No roads, no model homes, nothing but dirt and a “borrow pit” which is now known as the “Big Lake”. All this was when San Jose Blvd/State Road 13 was a 2 lane road with only a few commercial businesses such as Curry's Super Market and Miss Ruth selling her honey on the side of the road.



Phyllis McDonald at Patio Home in 1977

Prior to Lake Mandarin, Phyllis enjoyed her life as a mother of 3 (2 girls & 1 boy). She loved being a Brownie Scout, Girl Scout, and Cub Scout leader for 15 years. She started her sales career at age 43 with Peter Bos at Baymeadows Golf & Country Club condos. It was a natural and very successful transition to patio homes in Lake Mandarin for 2-3 years and then to condo sales at Summerhouse Beach & Racquet Club in St. Augustine for 3 years. She volunteered at the Salvation Army sorting clothes, Meals on Wheels for 8 years, Sunday School teacher at Church of Our Savior where she has been a member for over 60 years. She volunteered at St Joseph's Food Bank from 2003 until the end of, January, 2025. She has 6 grandchildren and 4 great grandchildren. Her life philosophy is “**Don't dwell on negative things. That just ruins your life.**”



Construction on the Big Lake

Looking at “her lake” gives her serenity and lots of happy memories. A little information about Lake Mandarin from Phyllis McDonald and David & Sally Owen who are also original owners in Lake Mandarin. David and Sally still live on Hattie Brock Lane. The developers and builders were Preston Haskell (principal partner) and Bos & Associates (Peter Bos, David Owen and Charlie Clark). The new I-295 was built with dirt from a 40+ acre borrow pit which is now known as the “**Big Lake**” (Lake A). Phyllis said prior to development it was known as Reefer Lake. The land included 265 acres of pine and hardwood forest, not swamp land as some may think.

According to Sally Owen, the streets were named from **historic facts**. Stowe Cottage Lane was named after Harriet Beecher Stowe. Hattie Brock Lane was named for a river boat. And Orange Cart Lane was named for the many orange groves in the area.

Original pricing in 1977 was \$28,800 for 2 BR, \$38,800 for 3 BR, and \$48,800 for 2 story. Add \$10,000 to \$20,000 for a lake lot. The original models on Mary Draper Road were destroyed by fire in 1977 and then re-built.

Effective 9/15/77

Prices subject to change without notice.

Excerpt from original 1977 sales sheet

Lake Mandarin HOA is comprised of 312 homes, 2 fresh water lakes and a beautiful private park with a pickleball court and access to the Big Lake. Residents agree our community is a great place to live. We love the convenience of I-295, all the great stores and restaurants, the many services offered, the historic sites and so much more. We want to thank Phyllis for being our **FIRST LADY** and wish her good health and happiness in her 92nd year (she counts her age from conception).

Happy Birthday, Phyllis!

-Article based on information provided by Phyllis McDonald and David & Sally Owen to Sandy Holdren (a 42 year resident)





Lake Mandarin HOA
c/o Elim Services, Inc.
1941 Mayport Road
Atlantic Beach, FL 32233

www.ElimServices.com



HELP PREVENT FLOODING

in the community – keep YOUR ROAD's drains clear!

Coquina Walls – Cleaning Reminders

Coquina Walls in the community need to be cleaned up – Here are some tips:



- Check with a professional! Someone that specializes in coquina painting or cleaning can give you the details to make this needed project last longer and protect your property value!
- A SOFT wash combined with one of these spray and leave surfactants can make it easier!
- Go straight to the source - The Wet & Forget website notes that, “In humid and marine regions, green and black stains caused by moss, mold, mildew, and other growths may reappear more often. If you see new stains, reapply the product to your exterior surfaces.” Since we are certainly in a humid region, homeowners should be aware they may have to re-treat surfaces “frequently” unless they take additional measures.
- Never try to cover it over with paint alone!
 - Once clean, please add a **mildewcide** to the paint. These are inexpensive, in the \$6 per gallon range at the local hardware stores.
 - This applies to most any outdoor surface, not just coquina.
 - Do not use flat paint, as flat paint is very porous and thus a good habitat for mildew to grow.
 - The professionals at the local Benjamin Moore store suggested using at least one level of “shininess” above flat. For example, for Benjamin Moore & Sherwin Williams, this would be “Eggshell”. The shinier the sheen, the less porous and thus the less hospitable it is to mildew.
 - If you do not want to paint coquina, you could try a clear, mildew-resistant sealer once the coquina has been cleaned. This is also available at the local hardware center.

And of course, last but not least, Remember to check with a professional!!

