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President's Message

Greetings Homeowners,

I hope this newsletter finds you well and that you enjoyed the holiday season.

As your HOA President, I'm excited to provide you with some key updates and highlight the ongoing efforts to make our community an even better place to live.

Our new gate access system is working very well and enhances the new technology of our gate system.

We want to thank our team leaders of the Building & Grounds committee and management for making this all possible. If you haven't yet filled out the Vehicle Registration form and obtained your RFID tags, please do so. Our winter residents returning who have not yet gotten their RFID tags, please use the call box to gain entry. If you

should have any questions regarding this, please call our management office.

Thanks to the Finance Committee, the management and the Board of Directors for all their hard work approving our new 2026 Finance Budget keeping the quarterly HOA fees about the same as last year only increasing \$5.00 per quarter per homeowner. This is an ongoing effort to save homeowners their hard-earned money and still maintaining our community in tip top shape.

Just to mention a few key improvements to our community: Upgrading our tennis and pickleball courts, striping of the roads for traffic safety, new roof for the guard house at the main gate of JBCC, major landscaping at the Pin Oak Clubhouse, the Golden Oak pool and the two islands at the back gate of JV.

Submitted by: [Jeff Huesing](#), JBCCHOA President

She'll be Missed – Denice Ignatovig



As many of you have heard, our Administrative Assistant, Denice Ignatovig, has found a new full-time job and her last day with JBCC was December 30th. A fond farewell brunch



was given to Denice on December 23rd to thank her for ALL that she did for our community.

Denice was a professional and friendly person who would always greet you in the property management office with a smile.

An example of her going above and beyond the call of duty is when we had to update our website content to reflect the new security system. Several webpages were impacted by these changes and Denice painstakingly went page by page and noted every area that needed to be updated. Trust me, this wasn't an easy task, but the Communications Committee greatly appreciated her effort!

I would never be able to list all that she has done for our community. All I can say is that, she'll be missed! Thanks again, Denice!

Submitted by: [Walt Mitton](#), Communications Committee Chair

Buildings and Grounds Committee (B&G)

B&G would like to welcome its newest member, Lindy Cerar, who recently retired from environmental planning with Martin County – Growth Management. The team values Lindy's experience with preserves, wetlands, uplands, landscape buffers, etc., which make up a large portion of our community. Lindy will be working with her fellow B&G members: Lori Bennett, Michele Kuehmichel, Sal Mattia, Ken Wipfler and Pete Zsiga along with Margaret Arthur, Property Manager, and Jeff Huesing, Board President/B&G Liaison.

B&G worked with our Margaret on several initiatives during 4Q25. To begin with, the team focused on the clubhouse and the surrounding area. Gutters were installed on the entire clubhouse to better direct rainwater and prevent landscaping issues. In some areas, underground piping was installed to carry rainwater away from the building. A diseased palm tree was removed from the clubhouse parking lot island and replaced with red sisters (aka cordylines). The concrete sidewalk on the northeast side of the parking lot was extended to improve foot traffic flow, as well as HOA golf cart access. Larry Craddock, JBCC maintenance man, worked on several B&G requests to

beautify the area around the shed, including installing a bike rack.

B&G received numerous requests to improve the landscaping at the JV rear entrance/exit, which the committee agreed needed an overhaul. Michele Kuehmichel designed a new landscape plan for that area, which includes colorful, low maintenance plants that are Florida friendly. Michele walked through the plan with B&G/M&M and after much discussion, made changes to arrive at the final version of her design. Michele confirmed that irrigation already exists within the islands, researched numerous plants, provided illustrations, and photos of the current landscape put in by the builder. She expanded the scope of her original plan to include the landscaping that is on the sides of the entrance and exit lanes. The new landscape was recently completed and it looks wonderful. Great job, Michele!

The guard house near Jensen Beach Blvd. has a new roof and gutters. The old roof was deteriorating in many areas, so the Board decided it needed to be replaced.

B&G Members at Work

- Pete Zsiga spent more time landscaping around several bromeliads along Golden Oak Trail. The vibrant looking plants had been severely crowded by other plants, but now they stand proud. Pete also brought forward a concern regarding overgrown shrubbery affecting motorists' line of sight on NW Royal Oak Dr. Steps will now be taken to cut back the shrubbery.
- In response to a B&G work request, Larry Craddock, JBCC Maintenance, pressure washed then painted the concrete pool deck at the Golden Oak pool.
- Sal Mattia continued his efforts to repair fencing in Jensen Village. The fencing is required by Martin County wherever a retaining wall is in place.



Security

During 4Q25, there were six incidents at our gates, four of which involved contractors, one resident and one non-resident. It had been more than six months since a resident damaged gate equipment. Ken Wipfler promptly responded to all incidents, taking steps to restore the bar arms and gates to normal operation. Margaret Arthur, Property Manager, pursued reimbursement of any and all expenses. Ken also worked closely with our security vendors when their service was required for gate repair. During 2025, B&G saved the HOA about \$11K in vendors' fees by responding to security related concerns including, but not limited to, gates and bar arms.

The team worked with Bartlett Brothers to execute the new gate access project plan. Although the basic access control functionality remained the same, the Board decided it was time to upgrade the associated hardware and software. Two touch screen call boxes were installed for greater readability and ease of use. Bar code stickers and scanners were eliminated in favor of Radio Frequency Identification (RFID) tags and readers. The system went live on September 15, after months of planning and preparation. Lastly, a new database was developed to store vehicle and contact information associated with RFID tags plus, provide for improved operations for our property management team.

Submitted by: [Terry Bennett](#), B&G Chair

Communications Committee

Happy New Years to all! The Communications Committee will continue to provide our community with need-to-know information via our monthly EZCOMs and quarterly newsletters. We'll also continue to update and maintain our website.

Since it is the beginning of the new year, it's always good to ensure that your information in our [online directories](#) are current. If updates need to be made, please send an email to Chair, Walter Mitton at mittonw1@gmail.com.

This committee is seeking a new member with the following skillsets: MSWord; MExcel, website management, and writing. If you're interested, please reach out to the Chair, Walter Mitton at mittonw1@gmail.com.

This committee wants to thank our former member Marty Purdy who moved to NC in November. Marty was a gem and an amazing team member. She'll be missed!

JBCC HOA Communications are largely produced by the Communications Committee that consists solely of volunteers: Deb Kelly, Susan Cary Strickland, Jane Mead, Gonda Gebhardt, Bonnie Robinson, and Walt Mitton. The team volunteers their time to manage the JBCCHOA Web site, update directories, produce the newsletter and monthly EZCOMs, etc. – and do it all with a smile!

Submitted by: [Walter Mitton](#), Communications Committee Chair

Covenants

The Covenant Committee has a standing monthly meeting date on the second Thursday of the month, at 11 a.m. in the Pin Oak Library; however, the Committee is only convened if there is a timely appeal by a resident of a fine imposed by the HOA Board.

We all want to live in an attractive, enjoyable, and welcoming community. The Board and management have published the complete set of rules and regulations regarding homeowner responsibilities to maintain their property in compliance with the expectations of your neighbors and community. If in doubt, or have any questions, always call the HOA office about changes you are considering to your home exterior or landscaping.

The best way to avoid a fine is to periodically review and stay current with HOA dues and obligations, all posted on the JBCC HOA website's [Homeowners' page](#) or the [Campbell Property Management Portal](#). If you have been fined and intend to file an appeal, visit: [Use Restrictions & Violations](#) on our website.

The entire Covenant Committee: Sal Mattia, Debbie Benoit, Dennis Gerdovich, Karen Dirindin, Bob St. John, and Chair, Pete Zsiga wish you a happy holiday season and a happy and healthy New Year.

Submitted by: [Pete Zsiga](#), Covenant Committee Chair



Finance

At the November 2025, Board meeting, the Board appointed me as chairman of the Finance Committee and they approved Ken Wipfler and Pete Zsiga as new members of the committee. Although I am new to this role, I have served on the Finance Committee for many years.

At that same meeting, the Board approved the 2026 Budget. Jim Menendez pointed out that \$90K of the current surplus will be "...given back to the homeowners." He also went on to state that it looks like we will end the year with a surplus in the neighborhood of \$103K. The 2026 Budget shows that the quarterly HOA fee will basically remain flat.

Finance is a statutory committee that is expected to meet quarterly; however, monitoring the HOA's finances is done year-round by the committee (see the Amended and Restated By-Laws 2024). The committee has been working with Margaret Arthur, Property Manager, to closely examine electric and water expenses, and I'd like to give you a quick update on some of the team's efforts:

- Turned off underwater pool lighting timers at the clubhouse to be in sync with the other two pools. Above ground lighting will continue to function as usual for safety reasons.
- Reduced by 44% the number of hours that the pump operates at the Jensen Beach Blvd. fountain. Since Daylight Savings Time ended Nov. 2, the fountain will operate 8 AM to 5 PM.
- Engaged an electrical contractor to install a timer at the JV US1 fountain to reduce the 24X7 hours that the pump operates to 8 AM to 5 PM; that's a 63% reduction.
- Investigating the high volume of water consumption in and around the JV pool and the JV US1 fountain.

I am looking forward to working with Margaret, Jeff Huesing, Board President, and your Finance committee members: Debbie Arthur, Judy Caffiero, Keith Corlett, Barbara Iraci, Bill Levant, Ken Wipfler, Pete Zsiga and Jim Menendez, Board Treasurer/Finance Committee Liaison.

Submitted by: [Terry Bennett](#), Finance Committee Chair

Welcome Committee

Our Welcome Committee enjoyed hosting our third Meet & Greet of the year on Saturday, November 15th at the Pin Oak Clubhouse.

We welcomed some of our newest JBCC community members! Faye Flack and Denice Ignatovig share a detailed presentation on our JBCC community, our website, our committees and the groups and clubs that meet regularly. You will see the updated list of clubs and groups in this month's newsletter. We also provide a local area chamber of commerce directory and map. Mary Ann Zsiga, the newest chairperson of the Architecture and Modifications committee, gave us an overview of what our A & M committee provides for the community.

If you have recently purchased a home in Jensen Beach Country Club and Jensen Village, you should expect to be contacted by someone on the Welcome Committee by phone, e-mail or in person.

If you have not yet attended one of our welcome meetings for new neighbors, please join us at our next Meet & Greet reception on Saturday, November 15th from 10 – 11:30 a.m.

One of our newest community members decided to be a part of our Welcome Committee! Thank you, Dianne O'Hara for joining our fun group! She spends her time between here and New Jersey.



Please contact our Welcome Committee chairperson with any questions! Sherie MacGregor
jbccwelcome@gmail.com

Submitted by: [Sherie MacGregor](#) Welcome Committee Chair

Spotlight: The Gift of Caring

Christmas and New Years are often described as the time for giving. There are numerous charities to feed the hungry, care for the sick or addicted, or house the homeless. The engine which fuels the volunteers and donations is caring. Where do we learn to care? Some people stumble on the warm glow of awareness/concern in their hearts by getting in on the action at the ground level. The experience is transformative.

Travel back with me in time to the 1980's on a cold night in Dumfries, VA (the town outside of the Marine Corp Base in Quantico). I was taking my CCD (aka Sunday school) class of teenagers to serve food to the homeless at the Salvation Army Meeting House. Our county had just discovered there were homeless people in rural and suburban areas surrounding Washington, D.C. but did not have any shelters or feeding programs in place. So, all the area churches banded together with the help of cots provided by the U.S. Army to create a "moving shelter" every Saturday.

As we were being welcomed by the Captain of the Dumfries post, the door opened and the cold wind ushered in a small elderly woman dressed only in a thin dress and sweater (more decorative than warm) and bedroom slippers. She had walked to the post from her home in below freezing weather and snow. In her hands she

carried a cake. She presented the cake saying "You gave me food last week. I used some of the flour and sugar to make this cake for dessert. I wanted to bring something." The Captain walked forward to greet her. My students were speechless. He thanked her for the cake and arranged for someone to take her home in a warm car. She beamed with joy. She cared. Selfless giving is contagious. My students learned what love in action looked like. That's a life lesson one never forgets.

There are people here in Martin County who have created their own charities to express their love and concern for people in need. Denise Langille, owner of GV Equestrian Dreams LLC, has found a very unique way to brighten the life of those living in an assisted living facility. She is a horsewoman who breeds Gypsy horses, teaches dressage and equitation classes to teenagers, and offers horse training. She requires all her 4-H students to join her as volunteers at "A Horse Party" for the residents of Symphony Nursing Home. The 4-H students wash and dress up the horses with party hats and braided manes, costumes and even a "horse tattoo" – trimming away all their hair but leaving one spot of long hair in the shape of a heart. Adult volunteers pitch in by organizing the food and cake to be served. Denise brings the guests of honor – her horses. Then the 4-H teens lead the horses through the residents gathered so each one has a chance to interact with the horses.



The kids were quick to feel the impact of their visit: Sarah T noted "I loved taking horses to the nursing home because it brought joy and comfort to the residents reminding me that the simple connection between animals and people can brighten everyone's day." Horses can hear your heartbeat and sense your state of mind. Nurses have



noted patients' blood pressure goes down as they pet horses. And horses bring back happy memories for some residents. For Kayln Happ "this was her first volunteer experience, and it was a great one!" Kaylin liked "the excitement the horses caused and seeing the horses' personalities outside the barn setting." Denise has her own special friend at the facility who always asks "Have you brought Fawn today? Can I see my horse?" – Fawn is Denise's horse. Sarah T added "Taking the horses to the nursing home showed me how calming and healing that connection is. Watching the residents respond to the horses reminded me just how powerful animals can be in bringing joy and comfort." 4-H students learning that bringing joy is an act of love that comes in many forms – quite inspiring indeed. This happy memory will stay with them. The students didn't just provide a unique experience; they demonstrated concern. They facilitated the connection of man and horse to bring love and joy into their lives. There is every chance they will find other ways to replicate their experience as they journey through life.



The Treasure Coast community is blessed to have an anchor facility modeling best practices in helping children

in crisis: Hibiscus Children's Center on 4001 NE Savannah Rd. They answer the call for help at 772-334-9311 twenty-four hours a day to help a child removed from their home. Since its inception in 1985 Hibiscus Children's Center has provided 500,000 safe nights of care to abused children and teens carrying the weight of trauma, fear and abandonment. The work they do is essential to preserve life. Their goal is to put children on the road to a better tomorrow. It may not be possible to prevent child abuse, but every child deserves a safe haven where they can feel loved, cared for and nurtured.



Deshawn came to Hibiscus House when he was 13 after social services removed him and his brothers to stop their stepfather from verbally and physically abusing him, his mom, and his brothers. The therapist and Shelter staff gave him a home he never wanted to leave. Being cared about changed Deshawn. He was wary of other men and other people. Deshawn shared: "We had good supervisors who created an environment that made us feel safe. Mr. S made him more comfortable when speaking to other men." Hibiscus Children's Center helped prepare him to become an adult. They gave him hope and the beginning of a bright and boundless future. He is in college now where he has earned an Associate Degree in History and is currently going for a BAS in Organizational Management. Miracles happen when people care.

Contact Information:

Hibiscus Children's Center: 772-334-9311

Denise Langille, GV Equestrian Dreams, LLC: 772-521-2450

Submitted by: Susan Strickland, Communications Committee Writer/Editor



Social Groups and Events

Jensen Beach Ladies Nine (formerly Eagle Marsh Ladies Nine)

Come on out and join in the fun!

Come on out and join in the fun! The Jensen Beach Ladies Nine-hole league welcomes you to inquire about league play. The league plays on Tuesdays and Thursdays year-round. November 4, 2025 – April 23, 2026 is our official league play. Tuesdays we play non-compete golf and each Thursday we have a fun tournament. From May 1 – November 1, we play non-compete golf.

Contact Michelle Hammer via email (Mh4413@gmail.com) if you are interested in golf and fun!

The Jensen Beach Ladies Nine is not affiliated or endorsed by the Jensen Beach Country Club Homeowners Association, Inc.

Submitted by: [Michelle Hammer](#), *President of Jensen Beach Ladies Nine League*

Jensen Beach Ladies 18 Hole Golf League

Jensen Beach Golf Club has a very active Ladies 18 Hole Golf League. Our purpose is to promote and encourage women to play golf in the spirit of good fellowship and with sportsmanlike conduct. Many of our neighbors are members of the league.

The league plays on Tuesday and Thursday mornings year-round. November - April is our "competitive" season, during which we have individual and team games on Thursdays. We also represent Jensen Beach Golf Club in the Bi-County League that offers the opportunity to compete with other clubs on the Treasure Coast.

Members of our league must hold at minimum, a Loyalty Card membership to Jensen Beach Golf Club and play to a

36-handicap index. The League fee is \$50. We would love to have you join us.

Contact Joanne Torcivia via email for more information (joannetorcivia@gmail.com)

Submitted by: [Joanne Torcivia](#), *President of Jensen Beach Ladies 18 Hole Golf League*

The Jensen Beach Ladies 18 Hole Golf League is not affiliated or endorsed by the Jensen Beach Country Club Homeowners Association, Inc.

Jensen Beach Men's 18 Hole Golf League

We welcome past and new members to be a part of a great group of guys.

The League play began November 5, 2025 and plays every Monday and Wednesday until April 8, 2026. The men's group continues to play all summer. We also have a group of guys that play every Friday as well. We have several tournaments throughout the year and play is encouraged; however, it is optional.

If interested in joining, we invite you to fill out an application form that you can find in the pro shop!

Please contact Byron Sikma at byronsikma@outlook.com if you have questions or interest.

Submitted by: [Byron Sikma](#), *President of Jensen Beach Men's 18 Hole Golf League*

The Jensen Beach Men's 18 Hole Golf League is not affiliated or endorsed by the Jensen Beach Country Club Homeowners Association, Inc.

Mermaids

A new year is here and the Mermaids are still going strong! We had a very busy summer with several new members joining in. If you are interested, we meet on Monday, Wednesday, and Friday mornings at 10 to 11 a.m. We exercise and have fun.

If you would like to join us you will need a long noodle - at least 5 feet long - and a set of water weights, which can be purchased on Amazon or at the Dive Shop. If you would like to observe a session, just come when one is going on. There is no fee for the sessions and you can come anytime. I am not a certified instructor, but we do have a



set routine which we follow. All we ask is for you to bring a good attitude.

You can contact me at jathome431@gmail.com. I will be happy to answer any questions you may have.

A happy and healthy new year to all!

The Mermaids at JBCC is not affiliated or endorsed by Jensen Beach Country Club Homeowners Association, Inc.

Submitted by: [Jeanne Alfieri](#)

Pickleball

All four courts are open and ready for play! We had a lot of families in town for Thanksgiving, and it was fun playing with new people. So many great memories made!

We are offering free PlayNLearn clinics if you're new to the game. It's a fun and easy way to learn the game. Please call/text Cindy Walp 513.348.0399 to schedule.

We use the GroupMe app to schedule games and pickleball events. To Join our Group, [visit our webpage on the JBCCHOA Website](#).

Currently we are scheduling games Monday and Friday 9 a.m. – 11 a.m. Tuesday – Thursday, 8 a.m. – 10 a.m., and Monday through Friday 4 to 6 p.m. All skill sets are welcome.

On December 7th we "attempted" a float in the JBCC parade. Thanks to Lonnie Walp for supplying and driving the convertible. Robin Rose for her artistic signage, and Jim Menendez, Bonnie Adams, John & Laura Miller, Halina & Erik Cross, Mike Denniston, Dennis & Anne Gerdovich, Phil King, Lori & Terry Bennett for supporting the float. It became humorously apparent after five minutes at the start of the parade, the walkers could not keep up with the fast pace of the motorized entrants. We did the next best thing - we dropped out and headed to the yummy food trucks. We will work on our mobility issues in 2026.

On December 13th, the tennis group organized a delicious breakfast and drinks after our Saturday match. It was a fun way to start the day, drinking a Bloody Mary or Mimosa, eating grits, eggs, bread pudding, tarts and talking to neighbors. Thank you, Tennis friends. We're looking forward to more fun together!



Submitted by: [Cynthia Walp](#)

The pickleball community at JBCC is not affiliated or endorsed by Jensen Beach Country Club Homeowners Association, Inc



Social Club

December was filled with fun events, such as the lovely Holiday Parade, coordinated by Cheryl Giannunzio, and featured a longer parade route with many beautifully decorated golf carts, cars, bikes and floats. Before and after the parade, residents enjoyed delicious food from Twisted Smoke Barbeque and Sprinkles Ice Cream Truck. Get your decorating ideas ready for next year!

Our ladies enjoyed a festive December Holiday Luncheon at Conchy Joe's, with door prizes, to add to the holiday cheer.

Our January luncheon will be held at Fujiyama Japanese restaurant at 11:30 am on Jan.28. To RSVP for the luncheon or to add your name to our event list, contact diwansor@comcast.net or 828-736-3163.

February 11 will feature our Fashion Show luncheon at The Catch restaurant. Tickets will be available for sale in January, \$25 cash.

We have another fun Karaoke music and dancing night scheduled for March 11 at the Pin Oak clubhouse. This was one of our most liked events.

The April luncheon will be held at Two Georges, (another one of our favorites), on April 22.

Information will follow regarding these events.

As you can see, our Social Club has been very busy, and we appreciate our committee and your community support and input. Happy New Year to all! Hope to see you soon.

Submitted by: [Diane Wansor](#)

The Social Club and its activities are not affiliated or endorsed by Jensen Beach Country Club Homeowners Association, Inc.

Veterans Group

Mark your calendar because on Thursday, February 19th at 4 p.m. at the Pin Oak Clubhouse, we are honored to have members from the Jensen Beach High School's Air Force JROTC! It will be a great time to hear from these young men and women about their program and their interest in the armed forces. We would love a large turnout for this event, so please tell a friend and bring a friend!

The Veterans Group is still seeking leadership to chair and co-chair the group. If you're interested in a leadership

position or to be placed on our email distribution list, please contact the group organizer, Tom Capo via email at tomcapo@att.net.

We hope to see you at our next meeting!

Submitted by: Tom Capo, Veterans Group Organizer

The Jensen Beach Veterans Group is not affiliated or endorsed by the Jensen Beach Country Club Homeowners Association, Inc.

JBCC 2025 Holiday Parade





