The Acorn
Oak Park Villas

Next Board Meeting

The Oak Park Villas Board Meeting will be held on **Wednesday, January 21, 2026 at 5:30pm** at the **OPV pool**. All residents are welcome to attend.

Property Management Update

We have a new Property Manager! David Espino has recently started at Holiday Isles and he has already been to the property to introduce himself to members of the Board. Feel free to reach out to him at despino@holidayislespm.com with any questions or issues that arise.

Pavement Restriping Project

It is time to freshen up the parking lot! All Phase Construction will be striping and numbering the paved parking spaces on **Thursday, December 11th starting around 9:00am**. All vehicles in paved parking spaces should be removed from the paved spots and parked next to the buildings or elsewhere by 8:00am. The spaces may be used again approximately 3 hours after painting. Contact the OPV Board at oakparkvillas@yahoo.com with any questions.

Book Club

Come join the Book Club! You will enjoy the stories, enjoy getting acquainted with your neighbors and have some delicious snacks. Meetings are from 6:30pm-7:30pm on the first Monday of each month and all are welcome!

The Villa Readers are currently reading **Home Again** by Kristin Hannah. We will be meeting on **December 1st from 6:30pm–7:30pm** at Mary Lou's house (#11418) to discuss it.

The next book on the list is **1776** by David McCullough. January's meeting will be hosted by Maggie (#11256) on January 5th.

Property Clean Up

Please remember that all flowerpots and/or lawn decorations must be kept **INSIDE** your flower bed area or on your patio and all unused gardening items, empty flowerpots, etc. should be stored inside your garage.

If you are freshening up your flower beds with mulch or replacing any dead plants with the **SAME** type of plant, you do not need to submit a change form.

However, if you are making any material changes to your landscaping (enlarging or reducing the size, or adding any new plants), a change form must be submitted prior to making any changes.

Community Reminders

As a reminder, always turn your hoses off at the spigot and please keep an eye out for any toilet or faucet leaks inside as well. We've recently had some hose malfunctions that have resulted in a lot of water waste and increased cost.

As a reminder, the speed limit in the OPV is **10 MPH**. Please help keep our community safe by abiding by the posted speed limit and reminding all visitors, contractors, etc. to do the same.

Please help keep our community clean & remember to clean up after your dog.

Please notify Holiday Isles Property Management at (727)548-9402 or despino@holidayislespm.com for any EMERGENCY and/or REGULAR maintenance requests.

Recipe of the Month

Peppermint Oreo Truffles

Ingredients

- 16 oz. package regular Oreo cookies
- 8 oz. package cream cheese
- 1 1/2 teas. peppermint extract
- 8 oz. melting chocolate candy coat, OR almond bark (melted)

Instructions

1. Crush (whole) Oreos into fine crumbs; place in medium bowl.
2. Add cream cheese and peppermint extract to the crushed Oreos; mix until well blended.
3. Refrigerate mixture until firm, about one hour.
4. Roll cookie mixture into balls, about 1-inch in diameter.
5. Dip balls in chocolate/candy melt/almond bark; place on wax paper.
6. Sprinkle with crushed candy canes immediately after placing on wax paper.
7. Refrigerate until firm, about 1 hour.
8. Store truffles, covered, in refrigerator.
9. Yields about 20-30 truffles.

Recipe Notes

- Add 1/2 teas. to 1 teas. more peppermint extract for more peppermint flavor
- If you want a drier consistency for the truffle filling, use 4 oz. of cream cheese. You can add more cream cheese, ounce by ounce, to get your desired consistency.
- To help prevent the Oreo mixture from mixing into the white chocolate/candy coat, melt small batches of chocolate/candy coat at a time.

Oak Park Villas Webpage

The Oak Park Villas Webpage is a great resource for our community. Not only can you find the current and past issues of The Acorn, but you can also access Change Forms, Maintenance Forms, and Meeting Minutes. The Oak Park Villas Webpage can be found at www.oakparkvillas.org. If you have not already registered, and would like access, please send an email to oakparkvillas@yahoo.com with your name and unit number.

Oak Park Villas Condominium Association

Randy Keller.....President
Sharon Hemsley .....Vice President
Marilyn Fleckinger.....Treasurer
Kelly Sheehan.....Secretary
Beverly Schaner .....Director at Large
David Espino.....Holiday Isles Property Manager

Holiday Isles Property Management

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