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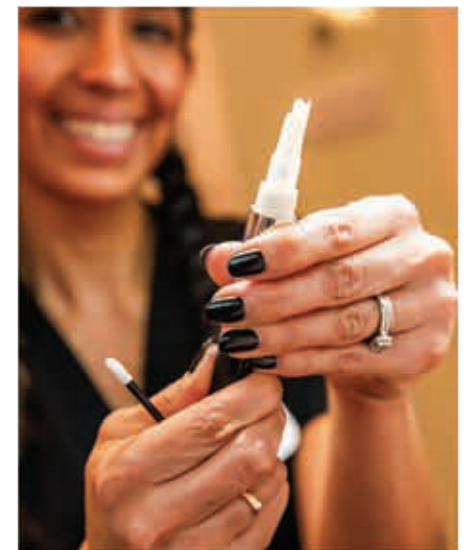


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PUBLISHERS NOTE

April has a way of bringing everything to life in Shearwater. The days feel a little longer, the sun shines a little brighter, and our community seems to naturally find its way outside - whether it's gathering with neighbors, enjoying the trails, or simply soaking in all that makes this place feel like home.

This time of year is a beautiful reminder of what makes Shearwater so special: connection. It's in the conversations at the pool, the familiar faces at community events, and the stories shared within these pages. As always, this issue is a reflection of you - written by residents, about residents, and for residents. Your willingness to contribute, participate, and engage is what turns this magazine into something far more meaningful than print - it becomes a true extension of our neighborhood.

We're especially excited about the continued growth of our community gatherings and partner involvement. Watching relationships form - not just between neighbors, but between residents and the local businesses who support Shearwater - has been incredibly rewarding. These connections are what transform a neighborhood into a community.

As we head into spring, we encourage you to stay involved. Share your stories, attend an event, introduce yourself to someone new, and continue to support the businesses you see in these pages. Each small

moment of connection builds something bigger.

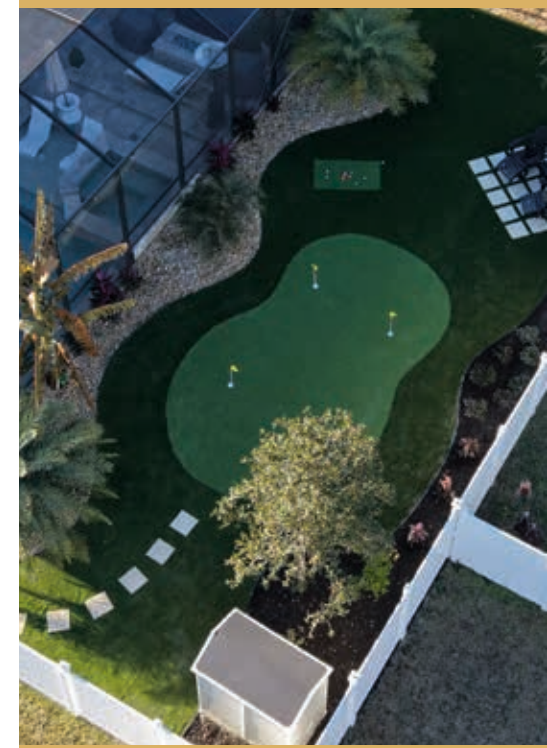
Thank you for being such an integral part of Shearwater and for allowing us to help tell your stories.

Here's to a vibrant and connected April.

Warmly,



Tom & Mary



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MEET THE NEIGHBORS

The Sharks

are Circling





Packed lanes, loud cheers, and a rising sense of pride - Shearwater's Sharks Swim Team is bringing families together while building confidence, leadership, and lifelong friendships in and out of the pool.

On any given practice day at the Shearwater pool, the energy is impossible to miss. Swimmers line the deck, teammates cheer from the sidelines, and coaches call encouragement as athletes race down the lanes. The Shearwater Sharks Swim Team has quickly become one of the most vibrant parts of the neighborhood - bringing families together and creating a place where young athletes can grow, both in and out of the water.

According to board member James Hale, the team has become something of a magnet for connection within the community. "Shearwater is a melting pot of families from all over the country," Hale says. "The swim team has served as a way for families to get to know each other. We've seen some really wonderful friendships develop because of the team." With over 150 athletes participating, the Sharks represent one of the largest community programs in the neighborhood - and that sense of

community is felt both on the pool deck and in the stands. One of the moments that makes Hale most proud isn't necessarily a race win - it's the leadership that naturally develops among the swimmers themselves. "I love seeing the older kids helping out and encouraging the younger swimmers," he says. "This program has always been about developing the best in our kids, and watching those young leaders grow has been incredibly rewarding." Leading the program are Head Coach Jeni and Coach Summer McGroarty, two



passionate coaches focused on building both skill and character.

Coach Jeni, who also serves as the Head Girls' Coach at Creekside High School, sees the Sharks as an opportunity to give back to a sport that shaped her own life.

"This is a chance to continue sharing my love of swimming with the next generation," she says. "We want to challenge athletes while still creating a fun and positive environment where they're excited to come to practice."

For Coach Summer, a St. Johns native who competed for Bartram Trail High School, LSU, and the University of Utah, the goal is helping young swimmers develop confidence and a lifelong appreciation for the sport.

"Yes, swimmers race in their own lanes," she says, "but we train together, support one another, and win as a team."

That team-first mentality is exactly what makes the Sharks special.

SHEARWATER SHARKS



Coach Summer



Coach Jeni



Shark Traditions

Even as a growing program, the Sharks are already building traditions swimmers look forward to.

Team Huddles & Cheers

Led by older swimmers to fire up the team before meets.

"Team Time"

After each meet, swimmers recognize teammates for effort, kindness, or personal improvement.

Championship Weekend

Fire-Up Party

A celebration before the biggest meet of the season.



Swimming may happen in individual lanes, but we train together, support each other, and win as a team.

—COACH SUMMER MCGROARTY



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TINY BUT MIGHTY: Meet Blue

Don't let the size fool you - this duck-chasing, tail-spinning Chihuahua proves that the biggest personalities often come in the smallest packages.

For the past two years, Blue and his family have been enjoying life in the neighborhood—especially the beautiful nature that surrounds it. But if you ask Blue, the real highlights are the dog park, beach walks, and any adventure that involves a little excitement.

Blue is an 11-year-old tri-colored Chihuahua whose name practically picked itself. When his family rescued him in 2016, his distinctive “blue” coloring made the choice easy—so Blue he became. Don't let his small size fool you though; this little guy has the heart of a lion.

In fact, Blue is a true fighter. Last year he bravely battled lung cancer and came out on the other side stronger than ever. His determination is legendary in the household—so much so that the day before his surgery he managed to sneak out of the yard and swim across the neighborhood pond chasing ducks. Clearly, Blue believes life is meant to be lived boldly.

When he's not chasing wildlife or exploring the great outdoors, Blue enjoys the simple things: spinning in circles chasing his tail, carrying around his favorite blue dog toy, and sampling just about any treat offered his way.

You'll often find him at the dog park or visiting BrewHound with his family. His favorite companions? His humans—and his sister Lila, a French bulldog who helps keep this tiny but mighty adventurer in line.



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AROUND THE WORLD IN SHEARWATER

Organized by residents Chris Farlow and Ada Salie, Shearwater's first multicultural festival showcased the rich diversity of the community while creating new connections among neighbors.

BY ADA SALIE, SHEARWATER RESIDENT

The first annual multicultural festival in Shearwater brought color, curiosity, and connection to the community this past weekend. Organized by residents Chris Farlow and Ada Salie, the event transformed a neighborhood gathering space into a vibrant celebration of cultures from around the world. The idea for the festival grew out of a shared vision.

Both Chris and Ada moved to Florida from the Northeast, where multicultural festivals like this are often part of school communities. They had seen firsthand how powerful these events can be—how they allow families to share their heritage, learn about others, and build pride in their cultural backgrounds. After moving to Shearwater, they realized that the neighborhood held the same rich diversity and believed it deserved the same kind of celebration. With that inspiration, they set out to create an event that would bring the community together

while giving families the opportunity to showcase their cultures. Word of the event grew, and in the end 23 countries were represented—with more than 300 children and adults visiting the tables to explore the traditions, foods, and stories each family brought with them.

Each country's table offered a unique window into a different culture. Families created colorful informational posters filled with maps, flags, and interesting facts about their homeland. Many brought traditional dishes, allowing visitors to sample flavors from around the world. Others prepared interactive activities and games so children could experience something hands-on. Children were given small “passports” when they arrived and traveled from table to table collecting stamps from each country they visited. The passports turned the festival into an adventure, encouraging kids to explore every display while learning something new along the way. Walking

through the festival felt like taking a journey across continents.

At one table, children practiced simple greetings in another language. At another, they tried traditional snacks prepared from family recipes passed down through generations. Games from different countries invited laughter and friendly competition, while posters sparked curiosity and conversation. Many also embraced the spirit of the festival by dressing in traditional clothing from their cultures, adding even more color and authenticity to the event. Visitors could see a variety of cultural garments and styles as they moved from one table to the next, further bringing the global celebration to life.

Beyond the cultural displays, the festival included food trucks and lawn games, giving families plenty of opportunities to relax and spend time together. Children ran across the grass playing games with new friends

while parents gathered nearby, sharing food and conversation. A particularly meaningful part of the day was a community mural project designed and facilitated by local Shearwater high schooler Saniya Hodges.

At the mural station, children dipped their hands in paint and pressed colorful handprints onto a large image of the globe. Each handprint represented a child in the community and symbolized the many cultures that make up Shearwater.

The mural quickly filled with bright handprints, creating a beautiful visual representation of unity and diversity. The mural will be displayed in the community garden, serving as a lasting reminder of the festival and the spirit of connection it created. Shearwater Around the World revealed just how diverse the Shearwater community truly is.

Behind the familiar faces seen at playgrounds, schools, and neighborhood

gatherings are families whose roots stretch across the globe. The festival provided a space for those stories to be shared openly and proudly. Just as importantly, the event created opportunities for neighbors to connect.

People who may have only exchanged quick greetings before found themselves discussing traditions, childhood memories, and favorite foods. Children who might not have known one another began playing games together and comparing the stamps they had collected in their passports.

For Chris Farlow and Ada Salie, seeing neighbors engage so enthusiastically confirmed the heart of their original vision—to create a space where people could learn from one another and celebrate the diversity that already exists within their community. Because of the overwhelming support and excitement from residents, the

organizers are already planning to make the multicultural festival an annual Shearwater spring-time tradition. There is growing enthusiasm throughout the community to build on this year's success, and many families have already expressed interest in representing additional countries in the future.

Chris and Ada are excited to see the festival continue to grow. With the strong participation from the community this year, they are already looking forward to next year's festival with even more countries represented and even more families involved. In the meantime, the community won't have to wait long for the next opportunity to gather.

In a few months, neighbors will come together again for an international potluck, where families can share dishes from their cultures and continue building the friendships that began at this year's festival.

Golf Cart Lithium Battery Safety -What Every Community Resident Should Know



Golf carts are an everyday part of life in many master-planned communities. Families use them to attend events, visit neighbors, and move safely through shared spaces. As more carts transition to lithium battery power, understanding battery safety has become an important community consideration.

BY ZACK HANNAY, SHEARWATER RESIDENT, OWNER SAFE CARTS | GREEN COVE GOLF CARTS

LITHIUM BATTERIES are widely used in electric vehicles and are not inherently dangerous. The difference between a safe system and a risky one comes down to certification, system design, qualified installation, and proper charging practices.

Start With the Right Question: UL Certification

One of the most important questions residents can ask is:

“What is the UL rating on the battery?”

UL (Underwriters Laboratories) is an independent safety organization that evaluates batteries under real-world stress conditions, including overcharging, electrical faults, vibration, impact, and heat exposure. A UL-listed battery has been tested to verify that built-in safety protections perform as intended. If a battery does not have a clearly stated

UL listing, residents should pause before moving forward.

These Are Electric Vehicles

Modern golf carts powered by lithium batteries are electric vehicles. The battery system stores significant energy and should never be treated as a simple accessory.

While the term “golf cart technician” is commonly used, it is not a regulated electrical qualification. Lithium battery installation should be handled by individuals with proper electrical training who understand current protection, grounding, charger compatibility, and fire-risk mitigation. Improper installation is one of the most common contributors to battery-related incidents.

Battery Management Systems Matter

A properly engineered lithium system includes a Battery Management System (BMS). The BMS continuously monitors voltage, temperature, current, and individual cells, and is designed to shut the system down if unsafe conditions occur. Batteries without robust monitoring rely on assumptions rather than engineered protection.

Charging Is Where Risk Often Appears

Most battery incidents occur during charging. Residents should:

- Use manufacturer-approved chargers only
- Charge in well-ventilated areas
- Avoid extension cords or damaged outlets

- Understand battery safety certifications before overnight charging

A Shared Community Responsibility

Golf carts are stored in garages, near homes, and around children. Treating them with the same respect as other electric vehicles helps protect families, neighbors, and property.

Lithium technology can be safe when it is engineered, certified, and installed correctly. Informed questions and safety-first decisions help ensure golf carts remain a benefit - not a risk - to community life.

“Battery safety starts with proper system design, independent testing, and qualified installation—because protecting families comes first.”

—SIERRA



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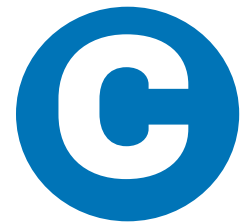
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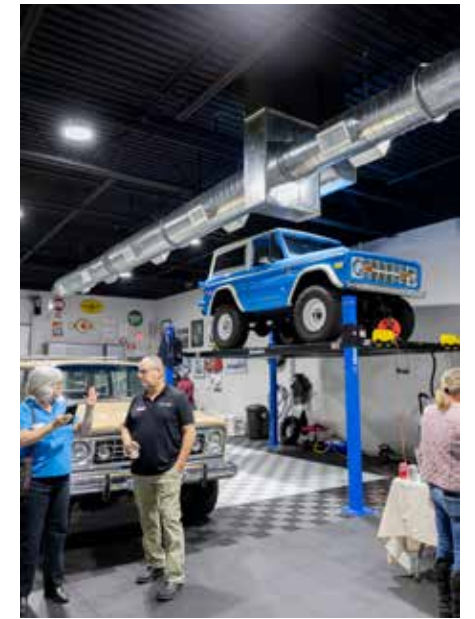


Closets by Design recently celebrated an exciting new chapter with the grand opening of their beautifully transformed showroom and garage condo space in Jacksonville. After a year of thoughtful renovations and expansion, their new facility offers an inspiring look at the innovative storage solutions and custom organization systems they're known for. From elegant walk-in closets to functional garage transformations, the showroom allows visitors to experience their craftsmanship and design expertise firsthand.



The open house welcomed guests to explore the space, connect with the team, and see what's possible when thoughtful design meets everyday living. Now open **by appointment only**, the showroom offers a personalized experience for homeowners looking to explore custom organization solutions tailored to their space and lifestyle.

Closets by Design continues to be a trusted partner for homeowners looking to create beautiful, organized living spaces — and they're proud to share this milestone with the community.

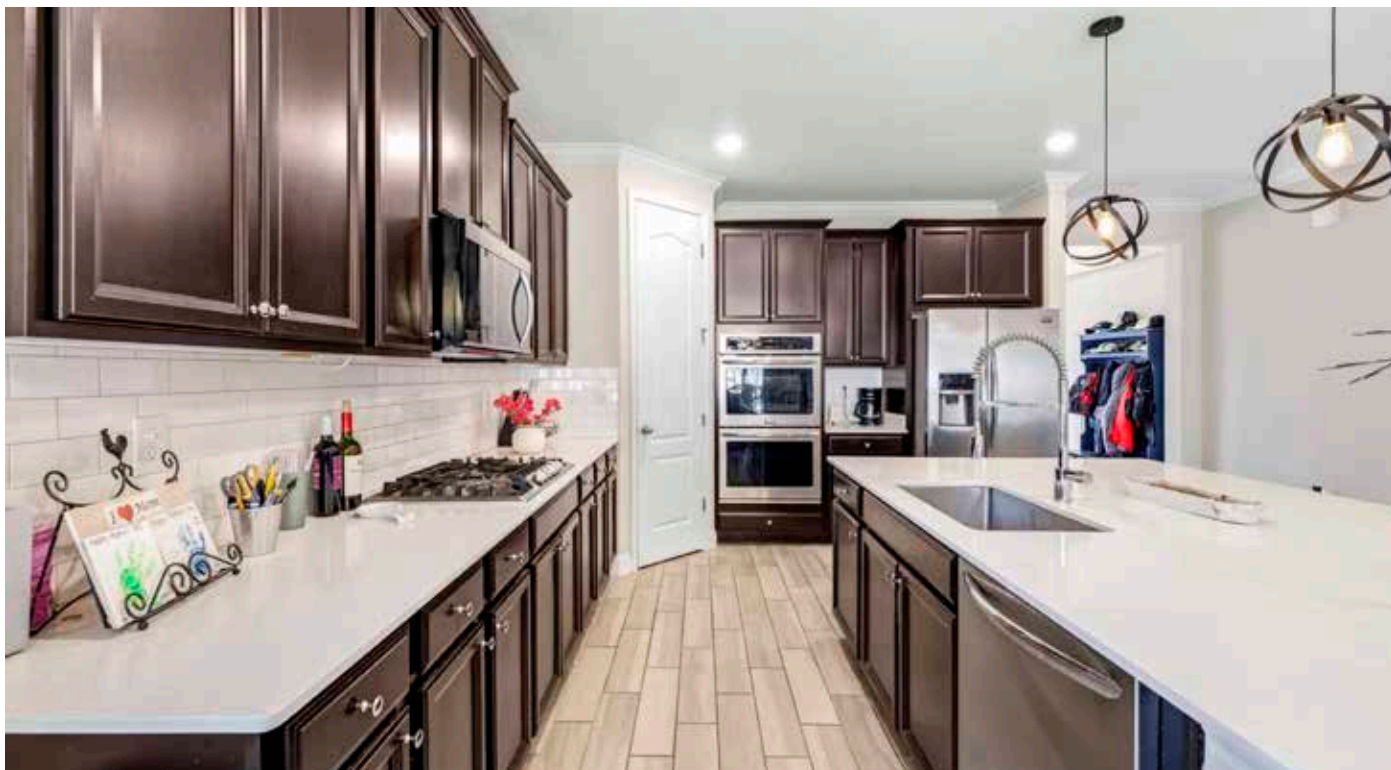




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RESIDENT RECIPE

Lightened-Up Cannoli Dip

BY KALIE SCHWAMB, SHEARWATER RESIDENT

“When choosing chocolate chips, look for brands with simple ingredients such as cacao, cocoa butter, and vanilla, with minimal added sugar.”

INGREDIENTS:

- 1/2 cup part-skim ricotta
- 1/4 cup plain Greek yogurt
- 1 teaspoon vanilla extract
- 2 teaspoons maple syrup
- 1 tablespoon mini chocolate chips

HOW TO MAKE:

1. In a small bowl, combine the ricotta, Greek yogurt, vanilla extract, and maple syrup.

2. Stir until the mixture is smooth and well blended.
3. Fold in the mini chocolate chips.
4. Serve with freshly sliced strawberries or your favorite fruit.

Fresh strawberries are our favorite pairing because they add natural sweetness and fiber, but apple slices or graham crackers also work well. Each serving is about 1/4 cup of dip paired with 1/4 cup of fruit.

Kalie Schwamb is a Certified Fitness Nutrition Specialist & Holistic Health Coach, Fitness Instructor | Wellness Enthusiast & Owner of FULLforLife.com

SIDE NOTES:

This lightened-up cannoli dip is a favorite in our house because it delivers the flavor of a classic Italian bakery treat while using simple, real ingredients. It comes together in just a couple of minutes, which makes it perfect for busy days when we want something sweet without relying on heavily processed desserts.

The ricotta and Greek yogurt provide protein and healthy fats, and when paired with fresh strawberries it adds fiber as well. That simple combination helps make this treat more satisfying and balanced. As a fitness nutrition specialist, I always encourage pairing foods this way so treats can feel nourishing while still being enjoyable.

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The Healthcare Documents Every Adult Child Should Know About

BY MARK MOSS, PLCC, OWNER, THE LAW OFFICES OF MARK MOSS

Imagine getting a call that your parent has been taken to the hospital. You rush to the emergency room ready to help, only to hear the words no one expects. "I'm sorry. We cannot share that information with you."

For many families, this moment comes as a shock. Being someone's child does not automatically give you legal authority to access medical information or make decisions for them. Without the proper documents in place, doctors and hospitals may not be able to include you in conversations about your parent's care.

April 16 is National Healthcare Decisions Day, which serves as a reminder that the best time to prepare for a medical crisis is before it happens.

The first document every adult should have is a Health Care Surrogate. This document names the person who can make medical decisions if someone becomes unable to speak for themselves. It allows that trusted individual to communicate with doctors and help guide treatment decisions.

A Living Will is another important document. This outlines a person's wishes regarding life-prolonging care, such as ventilation or feeding tubes, if they have a terminal condition, end-stage condition, or are in a persistent vegetative state. Instead of leaving loved ones to guess what someone would want, the instructions are already written down.

A HIPAA Authorization also plays a critical role. Federal privacy laws prevent doctors from sharing medical information without permission. This document ensures family members can receive updates and access medical records.

Medical documents alone are not enough. A Durable Power of Attorney allows someone to step in and manage finances if needed. Paying bills, managing accounts, or handling insurance matters becomes much easier when this document is in place.

Conversations like these are not always easy. However, having them now can spare families confusion and stress later. When plans are made ahead of time, loved ones can focus on caring for each other instead of navigating legal obstacles.

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REAL ESTATE RESOURCE

This is your neighborhood Real Estate Resource page. This information can be useful when trying to compare property values or for just keeping a pulse on the real estate market in our area. For questions regarding the properties listed, or about real estate in general, consult a real estate professional.

The information contained herein has been obtained through sources deemed reliable by The N2 Company, but cannot be guaranteed for its accuracy. Any information of special interest should be obtained through independent verification. Supplied by Bailey Burnside, Florida Coastal Team, Ipt Realty

Address	Neighborhood	List Price	Sale Price	Sold Date	Beds	Baths	Parking	Sq Ft
46 Sumter Pl	The Falls	\$799,999	\$780,000	03/06/26	4	3	2 Car Garage	2,912
151 Woodsong Ln	North Creek	\$750,000	\$730,000	02/04/26	4	3	3 Car Garage	2,669
45 Totten Way	The Falls	\$625,000	\$605,000	02/20/26	4	3	3 Car Garage	2,756
138 Atlas Dr	North Creek	\$553,000	\$553,000	02/27/26	3	3	2 Car Garage	2,511
679 Kingbird Dr	Brookside	\$506,485	\$496,000	02/25/26	4	2.5	2 Car Garage	2,360
126 Tilden Ct	The Falls	\$475,000	\$480,000	02/26/26	4	2.5	2 Car Garage	2,357
758 Kingbird Dr	Brookside	\$471,485	\$450,000	02/24/26	4	3	2 Car Garage	1,943
111 Windswept	Brookside	\$469,000	\$455,000	02/20/26	4	2.5	2 Car Garage	2,319
728 Kingbird Dr	Brookside	\$466,480	\$460,000	01/29/26	4	2	2 Car Garage	2,106
31 Tilden Ct	The Falls	\$459,900	\$445,900	02/23/26	4	3	2 Car Garage	2,027
237 Windswept Way	The Hammocks	\$420,000	\$420,000	02/13/26	3	2	2 Car Garage	1,790
123 Belfort Ct	Pinewood	\$404,990	\$380,000	02/10/26	4	2.5	2 Car Garage	2,005
56 Gilchrist Way	The Hammocks	\$404,000	\$390,000	02/27/26	3	2	2 Car Garage	1,752
26 Gilchrist Way	The Hammocks	\$397,000	\$390,000	03/04/26	3	2	2 Car Garage	1,800
102 Belfort Ct	Pinewood	\$360,000	\$322,490	02/24/26	3	2.5	1 Car Garage	1,799
77 Hogan Ct	Pinewood	\$320,000	\$317,500	02/24/26	3	2.5	1 Car Garage	1,799
108 Hogan Ct	Pinewood	\$315,000	\$315,000	02/26/26	3	2.5	1 Car Garage	1,799
37 Craig Ct	Pinewood	\$308,080	\$308,080	02/26/26	3	2.5	1 Car Garage	1,707
31 Craig Ct	Pinewood	\$306,485	\$341,485	02/27/26	3	2.5	1 Car Garage	1,707
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resident business guide

This is a current list of business owners and professionals from our neighborhood. It is an opportunity to network, qualify, and potentially build a business relationship with other successful individuals who also live here. To be included in the Resident Business Guide, email your name, business name, phone number, and email address to mary.comerford@strollmag.com.

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Zack, a former drone pilot for Special Recon Team 2, provided real-time intel to SEALs and SOCOM units across Africa. After starting a family, he founded Green Cove Golf Carts to offer safer, affordable batteries in St. John's and Clay County. Unlike the cheap batteries causing house fires, Sierra LSV carts feature UL-rated, waterproof, insulated batteries with advanced management systems—built for Florida's heat and made by Sierra Lithium.



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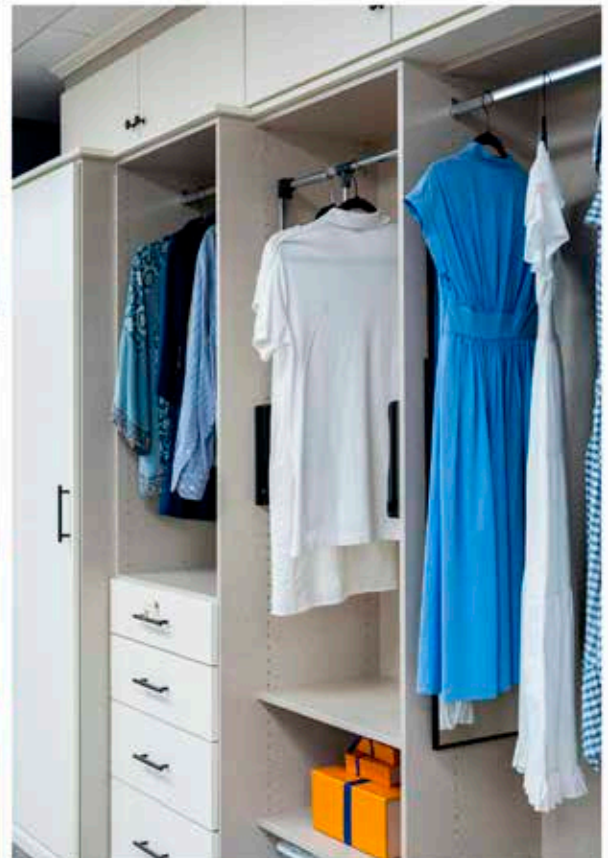


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