

Saint James Golf Club HOA



St. James HOA Newsletter

Volume 11 Issue 3

3rd Quarter, 2009

HOA Meetings

These meetings are posted in the locked bulletin boards at the front entrance of the club house and at the entrance to the club house from the pool. Notice of meetings are posted at least 48 hours before the meeting.

Currently the Board Of Directors meet on the 3rd Wednesday of each month at 7:00P.M. This is subject to change. Please check the bulletin boards for correct times.

Board of Directors

President: Gail Logan
VP: Gus Daal
Secy: David Stefano
Member: Robert Coleman
Member: Bob Evans
Member: Leroy Hoff

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FROM YOUR HOA PRESIDENT

Happy Summer Homeowners:

First of all, I want to thank those of you who returned their survey from the last newsletter. I have read every one of them and there were some very good ideas and suggestions. The resounding theme was the need to keep the quarterly fees as low as possible and I agree. In order for the association to stay financially strong in this economy, it is imperative that quarterly fees continue to be paid in the timely fashion.

We have instituted "facility monitors" through the end of the summer and this has made the common areas free from "outsiders" using our facilities. Please be patient when asked for ID or questioned where you live. There is no way to know all 685+ owners, family members or renters. The feedback I have received has been overwhelmingly posi-

tive. Our clubhouse has had the front landscaping replaced and is much improved while the side plant additions are growing in.

You have all recently received the Notice of Special Meeting announcement and voting documents scheduled for August 26, 2009. I would appreciate your prompt response either by mail or by dropping off your vote & proxy to the office.

I look forward to the challenges we have ahead and ask for your support. If you have any questions or suggestions, please feel free to give me a call.

Thank You.

Gail Logan
HOA President

Attention Golfers !!
The Saint James Golf Club is offering several special deals to new and current members.
Sign up now and save!

Hurricane season is here !!
Please follow the Hurricane Shutter rules.
See page 3

St. James Golf Club HOA - 2009 Financials

January through Jun 2009

As of Jun 30, 2009
(unaudited)

Profit & Loss	Jan-Jun '09	YTD Budget	Balance Sheet	
	Actual	Jan-Jun		
Ordinary Income/ Expense			Assets	
Assessments	623,250	623,700	Current Assets	
Capital Contributions	0	0	Total Checking and Saving	700,853
Late Fees	4,620	0	Total Accounts receivable	47,270
Fine Fee Income	0	0	Total Other Current Assets	17,819
Interest Income	104	0	Total Current Assets	\$765,942
Homeowner Publications	1,290	0	Total Fixed Assets	\$2,112
Applications & Sales Fees	3,470	0		
Gate Opener	1,825	0		
Contractor Reimbursement	0	0		
Misc. Income	<u>3,808</u>	<u>4,995</u>	Total Assets	<u>\$768,054</u>
Total Income	<u>\$638,367</u>	<u>\$628,698</u>	Liabilities & Equity	
Expense			Accounts Payable	235
Administration	54,937	94,909	Payroll Liabilities	857
Maintenance & Repair-General	28,774	31,750	Income Tax	0
Insurance	12,663	12,661	Unit Owners Advance Payments	76,814
Grounds, Landscape & Irrigation	203,913	202,195	HOA Deferred Improvements	124,406
Lakes & Fountains	16,466	18,200	Total Liabilities	<u>\$203,314</u>
Clubhouse Operations	20,129	22,764	Equity	
Utilities	164,805	175,919	Reserves	347,654
Misc-Contingency	12,637	11,087	Retained Earnings	141,480
Transfer Reserve	59,214	59,214	Net Income	76,607
Total Expense	<u>\$573,538</u>	<u>\$628,699</u>	Total Equity	\$565,741
Net Ordinary Income	<u>\$64,829</u>	<u>\$0</u>	Total Liabilities & Equity	<u>\$768,055</u>
Other Income/Expense				
HOA Improvements Excess	11,776	0		
Net Other Income/Expense	\$11,776	0		
Net Income	<u>\$76,605</u>	<u>\$0</u>		

See the HOA website for additional info— www.stjamesgolfclubhoa.com

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COMMUNITY NOTES

HURRICANE SHUTTERS

Hurricane shutters may only be used after a Hurricane Watch has been issued for the area and must be removed within seven (7) days after a Hurricane Watch has been discontinued.

Persons who are out of the area during the hurricane season, must “designate a person who will be responsible for installing shutters or panels--- and provide notice of such designee’s name and telephone number to the ACC. ” (From Architectural Control Committee’s Standards Manual, page 10.)

In the event of a hurricane watch or warning, it is extremely important that homeowners prepare their homes and property. Any items in the yards or decorations on the house should be stored inside. Any loose items could be airborne missiles in a storm.

Not abiding by these guidelines can result in violation notices and possible fines. We thank you for your cooperation.

LANDSCAPING

The responsibility of the landscape company to this community is to cut the grass, edge flower beds and trim around the structures. They fertilize and apply weed killer that has been specially formulated for our community three times a year. They also spot spray for weeds. **They are not our personal gardeners.**

Currently, there are some lawns in a state of disrepair. This is not neglect by the landscaping company. The problems within the lawns are an accumulation of weather related issues, i.e. drought conditions that cause areas of the lawn to be weakened/stressed and/or died out; sprinkler heads that are over grown or not positioned correctly also contribute. In addition, heavy rains that do not drain properly also cause damage to the turf.

In either case, this is not the responsibility of the landscape company. It is the responsibility of the homeowner to keep their yard to community standards.

Future Home Improvement

Every bit of time, effort, and money that is invested into St. James will produce a higher quality neighborhood for all of us.

The Long Range Planning Committee has reviewed the homeowner surveys and is preparing a report for the HOA Board. Without priority, the topics which are being priced and investigated are:

- Turnpike Noise – plantings to buffer the sound, while enhancing our borders.
- Site Plan development of the land around the Pool & Clubhouse.
- Pool & Clubhouse: energy consumption and solar pool heating.
- Expansion of the Exercise Room.
- High Tech Video Security for the Pool & Clubhouse.
- An apprentice for our Senior Maintenance position.
- Road Safety and Street Markings.

We have a great group of volunteers who care for this community and are serving with excellence. We will look forward to bringing our ideas to life as approved by the HOA Board in future months.

David Stefano,
HOA Board Member at Large




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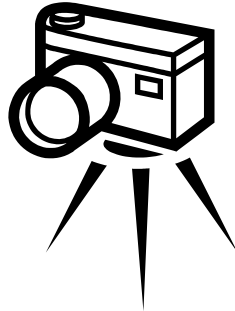
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COMMUNITY PATROL

COMMON AREAS MONITORS

Your Association's Monitors are working in heat and humidity to keep everyone safe, and within the rules of the common areas. Please familiarize yourselves with the rules and regulations of these areas. These guidelines are there for safety and consideration of all who frequent the pool, recreation areas, and the clubhouse.



This program has been well received by the great majority of residents, but sadly there are those who live among us that believe the rules are for everyone but them.

Please help the monitors do their job with your cooperation, and CONDUCT YOURSELVES ACCORDINGLY.

Pool and Spa rules are clearly posted and most guidelines are health and safety related. One example being that children NEVER should be allowed in a Spa which has a normal operating temperature of about 103 degrees, well above a child's core temperature. This can raise a child's body temp to dangerous levels, yet we see parents using the Spa as a "kiddy pool"!!!!

Common sense and common courtesy go a long way to make living in St. James enjoyable for all.



Note: Monitors are not lifeguards or babysitters - Please supervise your own children and guests.

HOA OFFICE SCHEDULE FOR 2009

Office Hours

Monday to Thursday 9:00 AM to 4:00 PM

Friday 9:00 AM to 3:00 PM

Lunch, Monday thru Friday 12:00 PM to 1:30 PM

Scheduled Office Closings

Monday, May 25th 2009

Friday, June 12th, 2009 Close at 12:00PM

Friday, July 3rd, 2009 Closed all Day

Friday, August 7th, 2009 Close at 12:00PM

Monday, September 7th, 2009

Friday, October 9th, 2009

Thursday, November 26th, 2009

Friday, November 27th, 2009 Closed all Day

Thursday, December 24th, 2009 Closed all Day

Friday, December 25th, 2009

Thursday, December 31st, 2009 Closed all Day

Friday, January 1st, 2010 Closed all Day

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Letter from the Pro



Dear Residents,

The Golf Club is enjoying its most successful season on record due to our continued improvements and Community Support. Our Golf Memberships have almost tripled since last year! Rounds of golf are up while St. James Resident participation is at an all time high.

September Special! Exclusively For St. James Residents. One Month Complimentary Trial Membership!!! Sign up to enjoy all the privileges of being a Member. **\$10 Cart Fee Required. Range Fees 1/2 Price.

There is no better time than now to purchase or renew your Membership with the Golf Club. Membership Rates will increase on October 1st. Sign up by September 30th & Lock in 2008-2009 Rates. New payment plans are available for low monthly payments. *New Members can join now & receive 2 months free.*

Our website www.stjamesgolfclub.net offers on-line Tee Time Booking, Special Event Information and much more! Be sure to check in for upcoming parties including live music & drink specials.

Please take advantage of our Clinics held on Wednesday & Saturday Mornings. Clinics are \$10 for St. James Residents & \$15 for Outside Guests. Private Instruction is available at \$40 per/hr.

Please contact our friendly Staff for all of your Golfing needs.
Yours truly,

Chris Cunniffe, **Golf Professional,**
St. James Golf Club
(772) 336-4653 Golf Clubhouse

Wednesday Men's League keeps it interesting

The Saint James Wednesday Men's Golf League plays a variety of golf tournament formats including Blind Draw, Stableford and Match Play. Rabbit ball is one of the favorite games—come on out and find out how it works.



Speak with the Pro Shop about joining and don't miss out on all the fun!

St James Re-Sale Specialist



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Social Club News

Watch for Upcoming Events:

Due to the fact that we are in the quiet Summer months few events have been scheduled.

But things will change soon: Watch out for notices for Texas Hold'em tournaments and Friday Night Golf Club Happy Hours. Once we get into the new season, a Community Golf Tournament will be among the possible events.

As usual, the Social Club needs volunteers to make these events possible so please reach out to the Chairpersons for these events and let them know you can help.

Committees/Chairpersons:

Architectural Review	Dave Stefano
Communications (TV, Website)	Bob Evans
Covenants & Restrictions	Clem Lagala
Finance & Insurance	Jack Borchers
Gate, Clubhouse, Pool	Bob Coleman
Hearing Committee	Larry Cordisco
Lakes & Preserves	LeRoy Hoff
Landscaping	LeRoy Hoff
Legal	Gail Logan
Long Range Planning	Dave Stefano
Maintenance/Construction	Gus Daal
Security	Bob Coleman
Technology	Bob Evans
Welcoming	Marianne Beam

Most Committees still need members to fulfill there responsibilities. Please contact the Chairperson of any committee that you wish to serve on and let them know you are available.

Welcome Committee Update

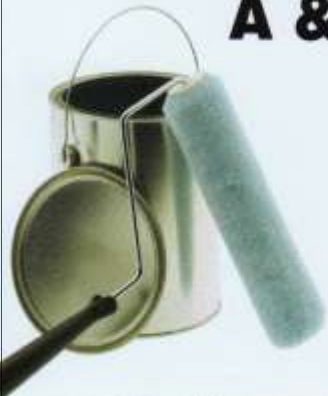
The Committee & Board are pleased to Welcome New Homeowners:

- Roger & Carol Fortin 313 NW Sheffield Cr.
- Tru & Beth Hall 343 NW Sheffield Cr.
- Vernon & Ann Long 360 NW Sheffield Cr.
- John & Dolores O'Donnell 409 NW Canterbury Ct.
- James & Katrina Villandry 828 NW Rutherford Ct.
- Darrel & Pamela Osborne 423 NW Stratford Lane
- Martin Faherty 301 NW Wickham Ct.
- Raj & Jhansi Chowdary 394 NW Sheffield Cr.
- Richard & Kathy Porcello 338 NW Stratford Lane
- Ron & Joanne Carlson 824 NW Greenwich Ct.
- Louise Levesque 508 NW Waverly Cr.
- Julian & Claudia Ramon 618 NW Stanford Ln.
- John & Anne Durkin 582 NW Waverly Cr.
- Kristin Collura 807 NW Rutherford Ct.
- Henry & Andrea Garcia 415 NW Stratford Ln.
- Hans Dellith & Janet Mercer 305 NW Whitby Ct.

The Committee meets once a month to prepare Welcome Baskets and schedule the presentation to New Homeowners. Local vendor information packets and Use Restrictions are available at the Association Office for Homeowners and Renters.

Board of Directors Contact Info

- President: Gail Logan (H) 772-878-9877
e-mail - gaillogan13@bellsouth.net
- VP: Gus Daal (C) 772-486-0617
e-mail - gusgdaal@yahoo.com
- Secy: David Stefano (H) 703-795-0111
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- Member: Robert Coleman (C)-772-342-3454
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Mailing Information

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TO:

OR CURRENT RESIDENT

St. James



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For Info

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This newsletter is written to benefit the residents of our community. While we think the newsletters have covered information that is important to homeowners, it would be helpful if residents provided feedback to us. If there are issues that you would like to see covered or issues that you feel receive too much attention please let us know by calling the HOA office or e-mail us at sjhoanews@gmail.com.

We also need volunteers to assist us in writing articles, design, and publishing our newsletter. We want to make this meaningful, valuable, and readable, and pay for itself. If you know of anyone who would like to advertise in our newsletter please have them contact Bob Burke or Larry Cordisco through the HOA office at 772-335-7155 or e-mail at sjhoanews@gmail.com.

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