

Saint James Golf Club HOA

Newsletter

Volume I, Issue I

Newsletter Date : 8/1/2005

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 2nd and 4th Wednesday of each month at 7:00pm . This is subject to change . Please check the bulletin boards for correct times.

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Message from the President

Since our turnover meeting on March 11th 2005 and election of Directors and Officers, your Board has had disagreements and many items to consider and act upon. It has taken awhile however, it looks as though we are all now on the same page. An Administrative Assistant, Judy De-Cesaris, is in the HOA office Monday thru Friday. Required forms, maintenance payments, etc. are all handled through the office. Committees have been formed and are slowly but definitely getting

into action. We still meet each Wednesday evening at 7:00 P.M. at the clubhouse. All owners are welcome to attend. We will be "streamlining" our meetings allowing audience participation either during or following the meetings. We've hired a new landscaper and subsequently terminated them. As of August 15th, 2005, U.S. Lawns will resume services and hopefully have us back in shape quickly. Our main entrance has been re-landscaped by "Landscape of An-

thony" and as the plantings mature, will show a significant improvement. Owner involvement in our Community is always welcomed. You will be receiving a new booklet shortly, "Pool and Clubhouse Rules & Regulations". Although minimally changed, the Covenants Committee revision updates many areas for your safety and benefit.

President:

George Maher

Social Club

The St. James Golf Club Community Social Club latest event, the Memorial Day Parade and Barbecue, held on Sunday May 29, 2005, was lauded as being very successful. Our next event is tentatively scheduled for Halloween, Sunday, October 30th. Be on the lookout for informa-

tion on this event later.

Note: we will not have any meetings for the months of July and August. However, volunteers are still needed and welcomed for this club. We invite all those who wish to join the social club to attend our next meeting scheduled for

Thursday, September 22, 2005, at 6:30 p.m., at the Clubhouse. Bring ideas for events for the coming fall season, so that the entire community can participate and enjoy with their neighbors.

Have a wonderful summer.



Board of Directors

Board

President: George Maher
 Vice-President: Peter Moss
 Treasurer: Robert Evans
 Secretary: Jeremy Silber
 Sgt-at-Arms: Robert Coleman
 Member: Louis Nettina
 Member: Lenny Lea

HOA Board Actions

The HOA board has met more than 12 times since it took over management of the community on March 11, 2005.

1. Pursuing items on the "punch list" mentioned in the last newsletter,
 - *hurricane damaged roofs have been repaired.
 - *Lights have been installed in the parking lot.
 - *The clubhouse roof, soffits, tiles and down spouts have been repaired by the builder.
2. Review "punch list" for other items that need to be completed.
3. The Board with homeowner volunteer help has organized

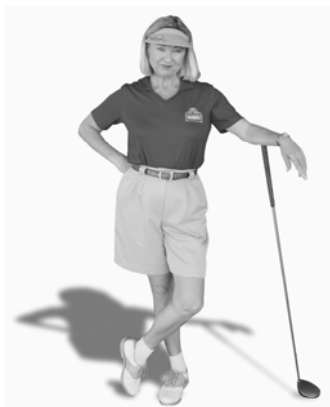
- files received from the builder, reconciled several list from Princeton on homes that have been closed and sent out the 3rd quarter HOA dues billing.
4. The board has acquired necessary insurance coverage.
 5. The board has approved a set of financial controls for our HOA.
 6. Contracts have been reviewed and new contracts have been signed.
 7. Lakes have been restocked.
 8. The board approved expenditures for a new heating system for the pool and spa.
 9. Judy De Cesaris has been hired as the office administrator.
 10. Ms Debra Ross has been hired as our HOA attorney. (Only officers of the HOA board are permitted to contact her on HOA business.)
 11. The Maintenance Committee has checked out irrigation systems and working

- on necessary repairs
12. This newsletter has been produced and will be self-financing

While we are now largely managing our own community, the builder still has obligations to complete work according to plans and specifications.

Committees

Architectural Control Committee
 Chair: Gunn Reyerson
 Covenants Enforcement Committee
 Chair: Clemet Lagala
 Covenants and Restrictions Committee
 Chair: Char Poole
 Finance and Insurance Committee
 Chair: Jack Ross
 Maintenance Committee
 Chair: Jim Santilli



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Your ideas on the Budget for 2006

1. Are there services currently budgeted that you feel should be reduced or eliminated?
 Yes _____ No _____
 No opinion _____
 If yes, specifically what services?

2. Are their services currently budgeted that you feel should be increased?
 Yes _____ No _____
 No opiion _____

3. If, yes, what services? Please be as specific as possible.
 Lawn maintenance

- _____ Irrigation system*
- _____ Clubhouse facilities
- _____ Pool
- _____ Gym
- _____ Tot lot
- _____ Meeting space
- _____ Other
- _____ Gatehouse
- _____ Roads, sidewalks & street lights

4. If increasing this service or services required increasing the HOA dues, how much more per month would you be willing to pay?

If there is not enough room on this form all of your comments then please write them down and either mail or e-mail them to the HOA office. Our address and e-mail address is on the last page of the newsletter.

If you want to provide your input into next years budget now is the time

Hurricane Season

The Hurricane Season is here

The hurricane season runs from June 1 through November 30. Unfortunately, experienced hurricane specialists are forecasting another above average number of storms this year. Remember that “permanent mechanical shutters and temporary panels may only be used after a Hurricane Watch has been issued for the area and must be removed

within forty-eight (48) hours 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.)

There are a number of entities that will put up and take down hurricane shutters. Within St. James Golf Club community, a number of residents will for a fee of \$75 put up these shutter and for \$75 will take them down. If you are interested in this service, please submit a request to the HOA office.

Cousins Pizza

Harbor Federal

Restrictions and Covenants

In the past the Developer did not enforce the Covenants and Restrictions. In some cases, homeowners were unaware of them. As stated in the last newsletter, the recently elected HOA board informed all homeowners who may be in violation of any of the covenants that it will enforce the Restrictions and Covenants. We appreciate those who took action to come into conformity with the covenants.

The covenants enforcement committee and the archi-

tectural control committee will be working to report violations of the covenant restrictions and architectural rules and regulations. Notice of violations will be mailed to the homeowners in violation.

It is important that each homeowner familiarize themselves with the covenants. If you did not have a copy of the covenants you can obtain a copy at the [HOA] office. If you did not receive a copy of the covenants when you signed the contract for

your home, see Princeton Homes. If you misplaced this important document, copies are available at the HOA office for \$35.

If you have a complaint of violations you can report it to the [HOA] office (335-7155).

Abiding by the Restrictions and Covenants insures that we maintain our property values.

PET OWNERS

Please be considerate of other residents. Pick up after your pet. Animal feces pose a serious health risk, especially to children playing in the grassy areas.

!!!!!!!CARRY A BAG!!!!!!!

(Refer to Article XV-Section 3-Pg. 22 of the Covenants and Restrictions for further guidelines.)

MOTORCYCLES

Article XV, Section 6-Pg. 23 of the Covenants and Restrictions, States in Part:

Motorcycles, motorscooters, mopeds, and the like are NOT PERMITTED except with the prior written consent of the Saint James Golf Club HOA.

For owners of these vehicles to receive written approval these vehicles must be equipped with noise-muffling equipment so that the operation of same vehicles

does not create an unreasonable annoyance to the residents.

Once this permission is granted it may be withdrawn at anytime. Each case will be addressed on an individual basis. You may avoid possible fines by addressing this in a cooperative manner..

Spectrum
Irrigation

Century 21

POOL SIDE

We have installed a new spa heater that will eliminate the problems that we have had in the past.

We are looking into securing an attractive looking fence to place around the heaters and filters located just outside the pool area.

The covenants committee will soon be distributing to homeowners a revised copy of the clubhouse & pool rules and regulations booklet. It is important that homeowners familiarize themselves with this booklet.

A reminder that food and bottles are not allowed around the pool area. There is a designated smoking area on the pool deck and a receptacle for cigarette butts. Thank you for depositing trash in the trash bins. We appreciate homeowners being considerate of others when using the pool and clubhouse.

Pool Monitors : We currently have 8 volunteer monitors.

They cover the pool on a random basis. Their job is to see that the rules for the pool area are being followed. If there are violations, they are to remind homeowners of the rules. **They are not lifeguards.** If you are interested in becoming a pool volunteer, please contact Char at 344-9823

New umbrellas that were installed by the pool and tot lot have been removed. People who used them did not roll down and secure them and as a result they were damaged beyond repair. It is hard to justify replacing them when they are destroyed within a month

Telephone Information

Community Telephone Directory

If you are interested in having your telephone number listed in the St. James Community Telephone Directory, please see Judy De Cesaris in the HOA office. An updated telephone list will be printed soon. The list is **ONLY** for use of homeowners and is not to be given to outsiders or used for business purposes.

Gate Control List

If you have not put your telephone number in the gate control list, please see Judy in the HOA office. Your name on the list allows guests to bring up your name and ring your phone. By dialing 9, you can open the gate for them.

Volunteers

While we are quite pleased with the progress made since the newly elected board first met on March 11, a lot of work still remains to be done. **We need more volunteers!** The more work we do for ourselves, the easier it is to keep dues in check. If you are willing to help in any capacity, please call the HOA office at 335-7155



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Community Patrol

The St. Lucie North Community Patrol, based in our community, is seeking to add interested parties to their unit. New classes to begin in the fall. All equipment provided by the City of Port St. Lucie and the Police Department.

Classes are 3 hours in duration, twice weekly, for 1 month. Training includes FIRST RESPONDER, TRAFFIC CONTROL, SENSITIVITY, AND RADIO COMMUNICATIONS. You may work as little as 2 hours per week, and need not be a full-time resident. Must be available nights and weekends. If you would like to be part of this award winning unit, who's history is described further in this article, please contact Bob Coleman, Cpt., St. Lucie North at 871-0730.

The roll of the Community Patrol is:
To promote and protect the interest of residents, businesses, and property owners of the City of Port St. Lucie, Florida; to promote friendliness, neighborliness and protection of each other among all of the people living in the City of Port St. Lucie, Flor-

ida; to formulate, promote and effectuate plans and methods to combat crime of every type in said area.

The members of the Community Patrol act as the eyes and ears of the Department and report suspicious activity to the Port St. Lucie Police Department for further police action. The formula is see + hear = report. As a representative of the Port St. Lucie Police Department, patrol members display a caring, concerned and dignified image to the public.

Formed in October, 2003, and presented with car CP-13, our ranks have grown from the original 13 members to an active roster of 20.

On July 28, 2004, the following letter of commendation was presented by Chief John M. Skinner in the Council Chambers at City Hall.

“Before the commencement of this community patrol, the area experienced frequent construction site thefts. Despite the fact that you reside in the St. James Golf Club, you do not limit your patrol to only your neighborhood. You provide seven-day-

per-week coverage to the St. Lucie North community, patrolling as a two-person unit. Without the dedication and assistance of people like you, volunteering your time to help your community, this city would not have been recognized as the safest city in the State of Florida with a population of over 75,000 for the 6th year in a row. For this, please accept our thanks and our heartfelt congratulations on a job well done!”

John M. Skinner Chief

At the same ceremony, Captain Coleman was honored as Police Volunteer of the Second Quarter, 2004.

Golf Course

The golf course is owned by a separate corporation and is not a component of St. James Golf Club Homeowners Association. Non-members are not permitted to enter the golf course property unless they have written permission

All American
Garage Door

A— Manatee
Painting

From The Garden Committee

The Garden Committee:

The Garden Committee is part of the maintenance committee, and it is made up of several volunteers: Betty Alphin, Barbara Bandell, Sandi Coleman, Claudette Grabowski, Carol Mills, Gail Kelly, and Mary Ellen Wharton.

Our goal is to assist in the beautification of St. James. We plan to oversee the planting and maintenance of the common areas. We received several bids to redo the entrance area on Selvitz Road, and submitted the bids to the Home-

owners' board of directors. We recommended a specific plan, and the board agreed. This was recently completed with new dirt that was brought in to improve the soil and aid in drainage; and it will be properly mulched and maintained.

The committee was given 48 Frangipanis by Barry Wood of 848 Greenwich Court. He started these plants from seed, and they are beautiful trees which smell wonderful when they are mature. We have placed about half, but would like to place the remainder in common areas in the near future with the

boards approval.

We are looking for volunteers and suggestions, although not necessarily for criticism. If you are interested in joining this group, if you have ideas for a specific area or if you would like to be responsible for planting and tending a baby frangipani in a common area, please call: Mary Ellen Wharton 370-3268.

SNAKE ALERT

With the onset of the rainy season, snakes living in our preserves and near water retention ponds become displaced from their homes. **BE EXTREMELY CAUTIOUS** when near water, and when outdoors at night. Rattlesnakes, water moccasins, and other potential harmful vipers are part of life in Florida. During a recent pond treatment, over 25 cottonmouth moccasins were spotted. Be advised that this par-

ticular species is very aggressive and a bite can be life threatening, or at the very least, result in the loss of tissue or worse.

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Fishing

There is NO FISHING from the golf course and from the common areas. If you fish from your back yard please be careful. You should not consider consuming any thing caught in these ponds. Runoff from the gold course and our lawns contain fertilizers, pesticides and weed-killers that are most likely harmful to your health. As the old saying goes "A word to the wise.....".

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SAINT JAMES GOLF CLUB HOA

5601 NW Saint James Blvd
Port Saint Lucie, FL. 34983

Phone: 772-335-7155
Fax: 772-344-0818

Email: stjamesgchoa@bellsouth.net

**B&B Wire-
less**

**Jay Coburn
RE/MAX**

Mailing Information

SAINT JAMES GOLF CLUB HOA
5601 NW Saint James Blvd
Port Saint Lucie, FL. 34983



Newsletter

This is our first effort at creating a newsletter. As in most newsletters content is critical and in short supply. We also need volunteers to assist us in writing articles, design, and publishing our newsletter. All criticism is welcome as long as the individual criticizing is willing to assist with future newsletters.

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 Evans through the HOA office at 772-335-7155.

When you use one of our advertisers please let them know live in Saint James Golf Club and that you saw their Advertisement in our newsletter

TO: