FROM YOUR HOA PRESIDENT

2019 is well underway. A BIG appreciation to all of our neighbors who volunteered time and energy in 2018 to provide fun activities and support the quality of life we all enjoy in our community. Please keep in mind that there continues to be a need for volunteers to assist with all of our many community activities. Our Social Committee is planning exciting and fun events for 2019. We need more of you to come and enjoy the food, fun and conversation with your neighbors. It would also be great if you could attend one or more of the monthly HOA meetings and share your ideas and thoughts on how best to maintain and improve life in our community. A reminder – the quickest way to have service issues addressed is to report them to the office and complete the appropriate service request form. Finally, all homeowners and residents are reminded that we each have a responsibility if we “see something,” “to say something” or “do something” when things are not as we know they should be.

Have a healthy and safe 2019.

Tru Hall  President HOA Board

TRASH COLLECTION

There has been an increase in homeowners not complying with the instructions contained in the HOA Restrictions and Covenants with regards to placing trash for collection.

INCORRECT

CORRECT

Containers with lids are recommended for garbage containing food items in order to keep pests from spreading garbage throughout our community.

All trash containers and other personal property must be stored in an area not visible from outside your dwelling. Trash containers may be placed at the curb the evening before pickup.
Hello Fellow Residents:

This quarter’s newsletter had so much that poor Glenda the Gourmet could not contribute. Oh well, maybe next quarter she will be back. I also like to welcome Larry Lentz who is helping me with the Kudos Korner. Please let Larry know if you have anyone who has been exceptional as a neighbor, in school, or volunteering.

I have come across a new category called Spoken Word Artists. It is a "catchall" term that includes any kind of poetry recited aloud, including poetry readings, poetry slams, jazz poetry, and hip hop, and can include comedy routines and prose monologues. It seems that some people are very much interested in that entertainment. I found this out at allevents.in port saint lucie. They had the Show listed as live bands both metal and acoustic, spoken word poetry performance and art contributions. Also the Civic Center has things listed. So another place to go when looking for something to do is to check these websites.

https://allevents.in/port saint lucie/ or https://www.cityofpsl.com/government/departments/civic-center

Enjoy!!!!

Barbara Warren- Editor in chief.
## Lakes and Preserves Committee

The lake aeration project has been completed by Aquatic Systems and should make a significant difference in the chemistry and toxicity of the four lakes over the next few years. Our long range plans include the possibility of treating more of our lakes over the next five years to avoid stagnation. The technician from Aquatic System treats the lakes for algae and water plant and weed growth on a regular schedule. You’ve probably seen him in his little boat. If you like to fish, be aware that fishing is permitted only from your backyard according to our rules and regulations.

The preserves in our community are owned by us, (our HOA) and are also maintained by Aquatic Systems. They spray and eliminate invasive species of plants and trees not native to Florida. The Golf Course does clean some of the edges of the preserves bordering their property. All residences that border the preserves are allowed to clean the buffer zone (4 to 5 feet) in from their property line to maintain a safe zone in case of a fire threat. These rules are from South Florida Water Management and are strictly enforced. I hope this information has been helpful and has clarified any misunderstanding of our commitment to maintaining our beautiful community.

If you have any concerns please feel free to fill out an action request at the HOA office and we will try to address your inquiry as soon as possible.  

Regards, Clem Lagala
### St. James Golf Club HOA—2019 Financials YTD

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<th>Profit &amp; Loss</th>
<th>Actual</th>
<th>Budget</th>
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<td>Lake &amp; Fountain</td>
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**THE PORT ST LUCIE NORTH COMMUNITY PATROL NEEDS VOLUNTERS**

The Port St Lucie North Community Patrol needs volunteers to help patrol St James and other areas of North Port St Lucie.

The Patrol acts as the eyes and ears for the Port St Lucie Police Department by patrolling in a radio car provided by Port St Lucie. Most volunteers spend between 2 to 10 hours per week and report any suspicious activity to 911 dispatcher. Training will be provided by Port St Lucie Police.

Please contact John Burd at 772-878-3811 or Vincent D’Amico at 772-336-7874 if you are interested in assisting with this important activity.
Did You Know....

That Walt Disney’s most famous quotes was “My only hope is that we never lose sight of one thing, that it was all started by a mouse.” This quote has subsequently guided Disney World’s development to this day.

Disney dared to dream big and had the chutzpah to bring his dreams to life, starting with Disneyland in California in 1955. Originally, amusement parks were, as a rule, dirty, dangerous places aimed almost exclusively at teenagers. Kids went on rides, while parents sat on benches. Disneyland was the culmination of many of Walt’s big dreams, a different kind of park, where parents and children could have fun together. Disneyland was an immediate smash success, welcoming its one millionth guest only seven weeks after opening.

Disney quickly realized that he had made one small mistake when planning Disneyland. That mistake was he only bought enough property he needed at the time. There was no room for expansion. Disney began to dream of a resort property that was big enough to hold all his visions.

The Disney Company began scouting new sites and in 1959 decided that central Florida was the best place to build. At the time, it was a quiet area comprising mostly of cattle ranches. The existing road system worked perfectly to create accessibility to the proposed site, and the weather was like that of Anaheim, where Disneyland was located. Walt began a series of flyovers in November 1963, and on October 23, 1964, the first tract of land was purchased. Disney then created several dummy corporations that started buying up the land for $10 an acre. The Walt Disney Company owned 43 square miles of central Florida, and in November 1965 held a press conference to announce his Florida Project. As soon as the project was announced, land value jumped to $1,000 an acre.

Walt Disney himself passed away from cancer on December 15, 1966. Many at the company feared that the Florida Project would never happen, but Walt’s brother, Roy stepped up to take the lead on this project. Under Roy’s capable guidance, Phase One of the Florida Project, consisting of The Magic Kingdom, two hotels, a campground, golf courses, and a shopping village, plus a monorail for transportation, opened on October 1, 1971. Phase II, EPCOT Center, opened on October 1, 1982. Opening day was a massive success, with a star-studded dedication ceremony rivaling any red carpet event. The building boom continued as EPCOT added many new attractions over the next two years. Meanwhile, other areas of the resort continued to grow as well. Disney is one of the most well known brands in the world. There is no way to cover the entire history here - there is a lot to learn! The best way to find out about Disney World and Walt himself is to pay a visit to there and take the “Keys to the Kingdom Tour.” For more details check out: https://disneyworld.disney.go.com
Preparing for St. James’ future

By Larry Lentz

With an annual budget of $1.5 million, a staff of five, a dedicated board of directors, active committee members, and a population of 2,000, Tru Hall presides over an HOA that is more similar to a small-size city than a typical neighborhood organization.

He is completing his second, one-year term while remaining an active participant in the St. James security team’s patrols of the neighborhood and surrounding areas.

Hall proudly points to the HOA’s challenging year during the recent landscaping company contracting negotiations. “Our former landscaper wanted to double its fees. So, we evaluated other full-service companies, and then agreed to a multi-year contract with BrightView. Now, we are realizing positive results,” Hall said.

“Also, our neighbors realize that its workers, while eager to please, cannot comply with specific homeowners’ requests. Rather, we encourage them to bring their concerns to the HOA office.”

Recently, Hall began the development of a five-year plan that will help establish collective priorities. “The board and I are soliciting everyone’s suggestions – from major capital items such as a kiddie pool – to additional landscaping projects. Their ideas will be synthesized into a master list and price estimates obtained,” he continued. “Then we’ll present these initiatives to the community for approval.”

Hall, an Army veteran, has been active in the St. James governance since he and his wife Beth moved here ten years ago after relocating from Chicago to the Sunshine State a decade previously.

Before retiring, he held various managerial positions at Sears, Office Depot and other national companies for more than 40 years. Hall’s management consulting company owned sandwich shops; and he has lectured at the University of Florida. “Like other new retirees, my first few months were occupied with around-the-house, fix-up projects. Then, after repeatedly playing golf three times a week as well as fishing, I got bored,” he recalled. “I missed the interaction with a wide variety of people and found it invigorating when helping resolve their problems.

His personal solution was threefold. “Because our faith is very important to us, my family and I are very active at the St. Lucie Catholic Church. I also work once-a-week in customer service at Pro Bass Shops.”

As president of the HOA, Hall spends about an hour-a-day at the office meeting with staff, neighbors, other board members and vendors.

The next challenge for Hall and the board will be to explain to the community’s 693 households any future increases in HOA fees.

“There hadn’t been an adjustment in ten years prior to the conversion from Litestream to Hotwire. Our goal was to justify how the community benefited from improved television, internet and telephone services as well as demonstrate that everyone’s out-of-pocket expenses would be less,” Hall said.

“Now, the HOA must prepare for anticipated rate adjustments from FPL, Waste Pro and some 40 other vendors while meeting payroll. Name a consumer item that hasn’t had a price increase in the past decade,” Hall continued.

“We all should take considerable pride in a neighborhood that strives to maintain the appropriate balance of dues, which respects individual financial abilities and personal preferences, while not sacrificing St. James’ exceptional quality of life”
# Activities Corner

## Ladies Mah Jongg

Every Monday and Thursday afternoon at 12:30–4:00pm and Friday from 1:00-4:00pm.

Bring your card and be ready to play!

## AQUA DIVAS

**Water Aerobics** begins 9 a.m. - 10 a.m. Monday through Friday

You do not have to know how to swim, everyone goes at their own pace from beginners to advanced. Open to all residents.

Come Thursday nights to the clubhouse to play Spades and Hearts.

7 to 9 pm.

## Ladies Bunco:

Meets the first Wednesday of every month at 7pm at the clubhouse. This is a very easy dice game. Come and join the fun!

## Cards and Mexican Train Dominoes

are played Monday nights from 6:30 till 9:00 in Clubhouse card room.

## Bocce!

Join us on Tuesday and Thursday afternoons at 4 pm (5pm in the summer) for Bocce. The courts are located near the Gazebos. Bocce is an easy game to learn and fun for all.

## Canasta:

is played Wednesdays from 1:00 till 4:00 pm in Clubhouse card room.

## Continental Cards:

are played Friday nights from 6:30 till 9:00 pm in Clubhouse card room except when they have Texas Hold’em nights.

## Social Bridge:

Every Monday, 1-4 PM at the Clubhouse. All welcome! Please call Ellen Lagala 336-1878, for further info.

## The ST. JAMES FITNESS CENTER

Effective August 1, 2017, the Fitness Center Hours are 6:00 am to 11:00 pm. Please clean up after you use machines. Thankyou.

## Take Off Pounds Sensibly (TOPS)

Port St Lucie Chapter #430, meets every Friday at the Clubhouse with weigh-in from 8:30-9:45; meeting from 10 -11 AM. Call Jane at 772-204-0704 for more information.

## Pickle Ball

Is played on Tuesdays at 4:30 pm (7pm in summer) and Saturdays at 8:30 am. There are two courts set up with nets by the basketball court.

## The St. James Book Club

We meet at 2 PM the 4th Tues of every month at the clubhouse in season. These books can be found in the library, some on tape. Also at allbris.com where you can find for around $5. You can contact me at 812-1799 or weechg3@att.net Judi Weech

There are also: Horse Shoes, Soccer nets, Basketball, and Tennis Courts available for use. So don’t be a couch potato. Come and play!!!
Welcome to the St James Bocce League, 2018-2019. It all started on a recommendation to the HOA Board of Directors by local bocce enthusiasts, Jim Santilli and Joe Sciarrone. The idea was to add a single bocce court to promote play, exercise, and camaraderie amongst the St James residents. Due to an abundance of enthusiastic play, a second court was added.

Presently, 2 bocce courts are open to all residents from dawn to dusk. The Bocce League was formed to give players an opportunity to meet, compete and have fun. Presently, there are 12 teams consisting of 2 players on each team with unique team names such as:

- Chip & Dale
- Italian Squad
- No Respect
- Two Amigos

- Fuhgetabocce
- Junk Dawgs
- U-Can
- Two Waffles

- Gobleckiballers
- Meet the Smiths
- Can-U
- Mr. Roger’s Neighborhood

Due to the extreme weather conditions that we experience including heavy rains, lightning, heat and an occasional hurricane, league play is from November to March, including playoffs complete with a trophy and a get together at Little Jim’s in Fort Pierce.

Keep in mind that bocce is available to be played year-round at St. James and is open and free to all residents. If you need to learn the rules or wish to get acquainted with the game, stop by the courts to see both league play and casual play.

What’s next? At the conclusion of the March playoffs, most residents play late on Tuesday and Thursday afternoons, weather permitting. Come out and enjoy the outstanding St. James scenery and enjoy the beautiful Florida weather. Play often and get ready for the 2019-2020 St. James Bocce League. Come out, have fun and Let’s roll.

The Bocce Group

Todd Adkins, Matt Lay, Michele Van Moor, and Roger Francoeur
Election of New Directors Coming March 13, 2019

All lot owners should have received the second notice of the 2019 Annual Board Meeting and Election of Directors, ballots and proxies on or about February 5, 2019. Extra copies are available at the HOA office or by calling 772-344-0219.

Ballots and proxies were mailed on February 4, 2019. The Annual Meeting and Election of Directors will be held on March 13, 2019. Even if you do not wish to vote, please return the completed & signed proxy. A minimum of 210 lot owners must submit valid signed proxies or be present at the meeting for a quorum. The proxy is needed so the secretary can act for you as if you were present at the meeting. Be sure to check one of the three (3) options, date, sign, and print your name and St. James address on the proxy, we must have at least 210 valid proxies to conduct the annual meeting and election.

The St Lucie County Board of Elections will be conducting the election of the HOA officers. All Ballots should be mailed to the SLC Board of Elections 4132 Okeechobee Rd Fort Pierce FL 34947 in the pre-addressed postage paid envelope provided. Be sure to include your completed and signed proxy or your vote cannot be counted. There are (7) vacancies on the Board of Directors and (8) Candidates have applied for seats on the Board. The candidates for 2019 are listed:

Pod-A  Gail Logan  Pod-B  Robert Coleman  Pod-C  Keith Moore & Marvin Ott
Pod-D  Karen Goodman  Pod-E  Larry Cordisco  Pod-F  Michael Coogins
At Large  Tru Hall

by 2019 Election Committee

IMPORTANT REMINDERS FOR ASSOCIATION MEMBERS

Homeowner is responsible for the conduct, actions and violations incurred by renters & or guests.

All renters must be registered with the Association. A copy of the lease must be on file (short or long term). And the Administration fee of $100.00 must be received at the time of registration.

Any and all changes to the outside of any home must first be reviewed by the Architectural Control Committee.

Landscape trimmings MAY NOT be placed at the curb until Sunday for Monday pickup. The Association incurs an annual cost of at least $8000.00 to maintain free-flowing storm sewers. Dried out foliage adds to this cost for all of us. If you use a private company to trim! THE DEBRIS MUST BE HAULED AWAY BY YOUR CONTRACTOR.

The Association provides water to your sprinkler system. HOWEVER it is the homeowner’s responsibility to keep all irrigation heads free of debris and grass and in good working order.

All trash containers and other personal property shall be stored in an area not visible from outside the dwelling. Trash containers may be placed at the curb the evening before pickup and must be removed and placed in an area not visible from outside the home on the evening of pickup.

Drones are prohibited in any airspace within 400 feet above common areas. Drones may be flown on and above a home owner’s lot only. Realtors may not use drones to photograph property for sale. There shall be no deliveries by drone without prior approval of the association.

Covenants & Restrictions are available on our website.

WWW.STJAMESGOLFCLUBHOA.COM

Safety, Security & Enforcement Committee
As a Multi-Million Dollar Producer, my mission as your Realtor is to provide outstanding service. To sell your home for the HIGHEST possible dollar. When representing you as the buyer to negotiate the BEST deal for you!

—When You Hire Tom—

- A Local Real Estate Professional
- Integrity, Trust, Respect, Personal Accountability
- Professional Photography and Virtual Tour of your property
- Weekly Treasure Coast print advertising

Contact Tom today

772.475.9590 (cell) | 772.467.1299 (office) | t.farish@langrealty.com

772.467.1858 (fax) | 8305 Holley Tree Trail | Port St. Lucie, FL 34986 | www.LangRealty.com
Dear Residents,

The Golf Club is looking forward to another busy season. We hope to see more residents enjoying the Links in 2019.

Weekly Social Golf Calendar – Please call for information
Monday – Treasure Coast Men’s League
Tuesday – Ladies League
Wednesday – CTC Men’s League & Clinic from 10-11:30
Friday - Skins Game Open to all players w a Handicap – Afternoon Twilight Golf *
Saturday – Clinic form 10-11:30
Sunday – Sunday Funday Morning Shotgun

Please LIKE us on Facebook for Latest Club News & up to the minute Tee Time Deals.

Learn to play or sharpen your game at our weekly. Clinics held on Wednesday & Saturday Mornings from 10AM – 11:30AM. Cost is $15 for Residents. Beginners Welcome!

Please contact our friendly Staff for all your Golfing needs.

Thank you for your continued support.

Yours truly,

Chris Cunniffe
Champion Turf Club @ St. James
Golf Professional St. James Golf Club
(772) 336-4653 Golf Clubhouse
How to get Community Information on your Hotwire Cable TV

There are 2 community TV channel locations on your Hotwire Cable TV. Each location has different community information on them, so please check them both out.

**First location** - use your Hotwire remote and click on “Menu” button, you will then see that “St James Golf Club” have a red line above and below it. Click on the “OK select” button. You will then see “Community Channel” with a red line above and below it. Use the right directional arrow beside the “OK” button to select one of the 3 channels available and click the “OK” button. You will then see a presentation on the subject you selected. You can fast forward, back up or pause this presentation using the buttons located on the remote. This location contains channels that cover 1) special events, regular events. 2) Breaking news and hours of operation. 3) HOA meetings, minutes, agenda, special announcements.

The **second location** - click on the ‘Menu’. Use the down arrow button (below the “OK” button) to page down where the “Video ON Demand” is highlighted then click the “OK” button. When the “Featured” is highlighted, use the right arrow button (as described above) to highlight the “Community Channel” button then the “St James Golf Club” button. Click “OK” on the “St James Golf Club” button. You will now see several topics that you can use the up or down arrow select the topic you want to see. You can fast forward, back up or pause these channels. These channels contain information in regard to Architectural Control committee, visitor access box operation, use restrictions, general information, irrigation and sprinkler.

Your Hotwire box may very these instructions should provide you with enough information to get the Video you want to see. If there is information you would like to see included on these channels please email us at “stjamesgolfclubcommunity@gmail.com” Also check out our website at ”stjamesgolfclubhoa.com” for even more information and forms.

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**PORT ST. LUCIE HOUSING PLAN**

The following photo depicts the city’s current status of housing units within the city limits. Note that our community represents 23% of the units in Area 2.
The holidays are over and the snowbirds have returned. We had some beautiful decorations this year. It was hard picking the winner but was finally decided that the winner was 403 NW Lyndhurst. Congratulations to all the Pod winners and a big thanks to all who helped put up and take down the decorations. Look for something a little different next year.

We are looking for a Chairman or Co-Chairman to take over the Kids Easter party. We have a bunny costume and lots of decorations all we need are some leaders! The kids always enjoy this.

Our community garage sale will take place in mid March. Check TV and board for dates

A group has been formed that plays Left, Right, Center. It’s a very easy game all you need is a roll of quarters. We hope to play the 2nd Wednesday of the month at 7pm at the clubhouse. Both men and women are invited. Check TV and signboard. It’s not too early to be thinking Memorial Day Picnic! It will be the last Sunday in May with the rain date as Memorial Day Monday.

The $1400.00 check, that the St James Social Club raised for charity at the HOA Golf outing in November, was given to the Vietnam Veterans of American, Michael F. Bradley Chapter 566. The President Mike Kiper said that the check would put to good use. The Chapter has no administrative overhead so that all funds benefit the Veterans. The veterans have a fundraiser in conjunction with the Mets on July 6 at Tradition field. He hopes that residents of St. James can come out and continue their support our Veterans. Sally Santilli
The maintenance committee meets the Thursday before the board meeting every month at 6pm in the clubhouse. The committee addresses the ongoing preventive maintenance and all of the projects that are proposed for the development now and in the future.

During the fourth quarter of 2018 projects that were completed were road repairs 2018, replace a treadmill motor, Lake Aeration-4 lakes, soaker hose front island, new basketball nets, memorial pavers cleaned and sealed, the main pool pump was replaced, the pool vacuum pump and piping was rebuilt and one pool heat pump had the fan motor and control panel replaced.

Items that are planned are to finish installing shutters on the clubhouse, paint FPL light poles, finish Stratford 2-wire irrigation system, install a new volleyball net, Sheffield and Dover 2-wire irrigation system in 2019, road repair 2-019 and some painting in the fitness center and clubhouse.

Please keep in mind that the maintenance of sprinkler heads and piping to the valve boxes on all properties are the responsibility of the homeowner. Maintenance will turn on the system so you can identify where they are located if requested by an action request a maximum of two times per year. Also if you have a problem with mowing and trimming you must fill out a Brightview work order and if you have a problem with spraying for weeds etc. you must fill out a work order for Royal Green. These work orders are monitored and are the quickest way to get a response.

Marvin Ott  Chairperson
TO:

************ECRWSS************

RESIDENTIAL CUSTOMER
Port St. Lucie, FL 34983
Route C049

Your HOA Newsletter has its own e-mail address. Send, comments and ads to sjhoanews@gmail.com

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.

If you know of anyone who would like to advertise in our newsletter please have them contact Jane Cordisco through the HOA office at 772-344-0219 or e-mail at sjhoanews@gmail.com.

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

Get your Newsletter by e-mail. Just send your e-mail address to sjhoanews@gmail.com