

# Saint James Golf Club HOA Newsletter



Volume 7 Issue 1

1st Quarter, 2007

## 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 2nd and 4th 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: Peter Moss  
 VP: Robert Coleman  
 Secretary: George Maher  
 Treasurer: Robert Evans  
 Member: Char Poole  
 Member: Jeremy Silber  
 Member: LeRoy Hoff

### Inside this issue:

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## FROM YOUR HOA

**The 2007 Budget has been put into place. A summary is on page 3 and the full details have been posted on the new HOA website [www.stjamesgolfclubhoa.com](http://www.stjamesgolfclubhoa.com).**

**Included in the budget are numerous improvements to our grounds and facilities. There will be significant renovations to the pool area including the additional of a lap pool and an extension of the patio area. In addition, extra shade and shelter areas will be provided.**

**A full court basketball court is in the works plus 2 shuffleboard courts, 2 bocce courts and a volleyball court. The tennis courts will also get a facelift.**

**The grounds near the tot lot will be re-graded to allow for a sizable playing field for young and old alike and a maintenance building will be added to store all of our staff's vehicle and tools along with any community sports equipment.**

**These improvements will take the bet-**

**ter part of a year to complete, hopefully with only minor inconvenience to our members. To begin with, the tennis courts will be closed on February 12th & 13th for surface work.**

**Of course, volunteers may be needed from time to time—watch for notices.**

### Clubhouse Hours Restored

The Clubhouse security system is now in place and operation. Therefore, the Board has authorized the restoration of normal access to the main room and library.

You may use your community key for such access to the clubhouse, gym and rest rooms at any time.

Please remember that wet bathing suits should not be worn in the clubhouse and the premises should be left as you found them.

## ROOF CLEANING & MAINTENANCE

Homeowners, if your home is 3 years or older it is time to consider having your roof pressure cleaned and possibly also your home. The cost is really quite reasonable. Also, damaged roof tiles must be repaired in a timely fashion.

According to our covenants it is the homeowners responsibility to keep their home exteriors presentable. You could receive a violation notice if your home is not maintained. Please walk around your

home and check it out.

A poorly maintained home reflects badly on the community as a whole.



# Financial Results – Year End 12/312006

Preliminary un-audited Results—Details available at the HOA clubhouse

Saint James Golf Club HOA., Inc

January through Dec 2006

As of Dec 31, 2006

## Profit & Loss

### Profit & Loss

#### Ordinary Income/ Expense

Assessments	\$1,059,082.45
Capital Contributions	11,760.00
Late Fees	11,726.77
Interest Income-Operating	25.00
Homeowner Publications	1,480.00
Applications & Sales Fees	6,000.00
Gate Opener	3,950.00
Contractor Reimbursement	109.36
Misc. Income	6,591.95
<b>Total Income</b>	<b>1,100,725.53</b>

#### Expense

Administration	105,909.61
Maintenance & Repair-General	51,398.06
Insurance	23,669.18
Grounds, Landscape & Irrigation	393,482.27
Lakes & Fountains	44,552.80
Clubhouse Operations	100,508.47
Utilities	268,763.58
Transfer Reserve	80,500.00
Misc	983.58

**Total Expense** **\$1,069,767.35**

**Net Income** **\$30,958.18**

## Balance Sheet

### Balance Sheet

#### Assets

Current Assets	
Total Checking and Saving	\$215,981.61
Total Accounts receivable	31,225.44
Total Other Current Assets	26,597.55
<b>Total Current Assets</b>	<b>273,834.60</b>
Total Fixed Assets	\$6,051.05
<b>Total Assets</b>	<b>\$279,885.65</b>

#### Liabilities & Equity

Accounts Payable	9,439.20
Payroll Liabilities	(\$602.86)
Accrued Expense	6,236.77
Owners Advance Payments	83,865.29
<b>Total Current Liabilities</b>	<b>98,938.40</b>
Equity	
Reserves	106,753.54
Retained Earnings	\$43,235.53
Net Income	30,958.18

Total Equity 180,947.25

**Total Liabilities & Equity** **\$279,885.65**



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# Approved 2007 Budget

Saint James Golf Club HOA., Inc

January 2007 through Dec 2007

**Income:**

Assessments	\$1,236,300
Capital Contributions	9,000
Homeowner Publications	1,500
Misc. Income	6,000
<b><u>Total Income</u></b>	<b><u>1,251,800</u></b>

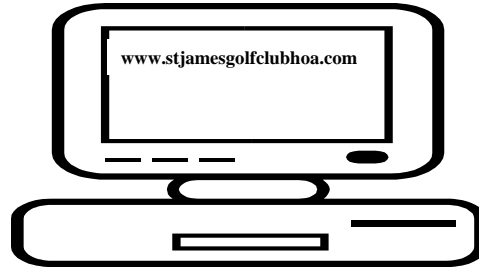
**Expenses:**

Administrative	\$89,900
Maintenance & Repair	63,000
Insurance	28,950
Grounds, Irrigation & landscaping	436,132
Lakes & Fountains	48,508
Clubhouse Operations	46,200
Utilities	309,300
Contingency	43,300
HOA Improvements (Capital Project 1)	82,420
Transfer to Reserves	104,090
<b><u>Total Expense</u></b>	<b><u>1,251,800</u></b>

### Corrections to the St. James Telephone Directory

If your telephone number is incorrect, please contact the HOA office at 335-7155.

Robert & Dorothy Burke	772-785-9319
Nathaniel & Deborah Holt	772-344-6493
John & Agnes Kefelian	772-873-8896
John & Olga Ross	772-873-6075



**www.stjamesgolfclubhoa.com**

What is? - It is our new website.

What is on it?

- 1) Calendar of events.
- 2) Newsletters
- 3) Regulations
  - a. Architectural Control Committee Rules
  - b. Clubhouse Rules and Regulations
  - c. Rules Covenants – Articles IX
  - d. Use restrictions article XV
- 4) HOA meetings and Directors names
- 5) Financial information
  - a. HOA dues and payment information
  - b. 2007 Budget
  - c. 2006 Preliminary Profit and Loss
  - d. 2006 Preliminary Balance Sheet
- 6) Forms
  - a. St. James Golf Club HOA Application
  - b. St. James Golf Club House reservation.
  - c. St. James Golf Club HOA action request
  - d. Change in Occupancy
  - e. Architectural Change form
  - f. Estoppel cover letter and FX
  - g. EFT Form
- 7) Directions to St. James Golf Club HOA
- 8) Contact us

Use the “contact us” to give us ideas to improve the site, add items to the calendar. We are also looking for some one (volunteer) to help us maintain and update the site.

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# COMMUNITY PATROL

## COMMUNITY PATROL CLASS

There is a tentative date set for a new training class for potential candidates who would like to join in assisting the Port St. Lucie Police Department. Classes are twice per week, lasting 3 hours each, for 4 weeks, during which intensive training is provided by police instructors in traffic control, radio procedures, first responder, and sensitivity. Call 871-0730 for more details.

←————→

As a reminder, on-street parking is prohibited within the community. Make every effort to park in your garage, or at the very least, in the driveway, and not on the lawn. Notices are placed on windshields, and plates and make of vehicle is recorded. Repeat violators will be notified by mail. Consideration is given if there is a gathering at an individual home.

←————→

### FOR SALE/FOR RENT SIGNS:

According to ACC rules and regulations no sign of any type shall be erected or displayed on any unit structure unless the signs meet the standards of the ACC. No sign shall be nailed or attached to a tree. Only **one** sign may be displayed in the **front** window of a home. Please notify your realtor of this and get approval from the office for signs. No signs may be placed on the lawns or common areas.

## COVENANT AND RESTRICTION FINES

If you, as a homeowner, receive a letter indicating a violation of our governing documents, please take steps to correct the violation.

You must respond in writing to the HOA office when you correct the violation, or it may be assumed that no action was taken on your part.

During the past few months the Association has been awarded over six thousand (\$6000.00) dollars in fines, either paid voluntarily or awarded by small claims court.

Remember that you live in a deed-restricted community, and take advantage of the protection of property values that the Covenants provide. It is suggested that you review the documents periodically, and if you do not have a copy for some reason, you may obtain one from the HOA office at a cost of fifty (\$50.00) dollars.

PLEASE DO YOUR PART TO KEEP OUR COMMUNITY LOOKING IT'S BEST !!

## OPERATION OF MINI-MOTORCYCLES, GOLF CARTS, AND OTHER VEHICLES OF THIS TYPE

Parents thinking their children would enjoy this new found recreation activity are finding they are not necessarily welcomed in the community by all, and at times pose a serious danger and often UNLAWFUL activity to those who ride them on our streets. These MINI-MOTORCYCLES that are either gas or electric powered require safety equipment AND A LICENSED DRIVER.

These vehicles may only be operated on private property with the expressed written permission of the property owner.

THEY MAY NOT BE OPERATED ON THE ROADS AND/OR SIDEWALKS OF ST. JAMES GOLF CLUB.

The same is true of golf carts. OPERATORS MUST BE LICENSED, and occupants are limited to a driver and passenger. If the cart is equipped with more than one bench seat then, of course, these seats may be occupied by one person per seat space. **DO NOT SECURE CHILDREN WITH THE STRAPS MEANT TO HOLD GOLF BAGS. THIS MAY RESULT IN A CHOKING HAZARD !!**



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CERTIFIED PUBLIC ACCOUNTANT, P.A.

150 SW Chamber Court, Suit 202  
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## Tips From the Pro



Balance and timing are two of the most important factors involved in creating and repeating a good golf swing.

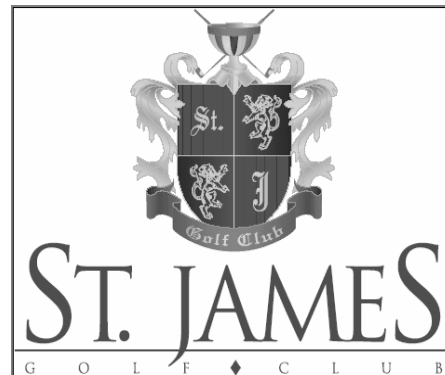
A great practice drill that everyone can do to develop better balance and timing is to make some practice swings with your feet close together. You do not have to swing hard. Just make slow, relaxed, full golf swings for a minute or two before hitting your practice balls. You will begin to feel the two motions that affect your balance which are the turning or rotation of your body and the swinging of your arms. The better you can time these two motions the better your balance will be.

We have a great staff of teaching professionals available for private or group lessons. Call us if you want to improve your game or are just getting started.

Pars & Birdies,

Bill Skully  
PGA Class "A" Professional  
General Manager  
St. James G. C.

## The New St. James Golf Club



The new year brings new ownership, a new staff, a new look and a new golf experience at St. James Golf Club. We invite you to stop by and introduce yourself to the new staff and see all of the improvements being made to the clubhouse and golf course.

Residents of St. James receive a 20% discount off greens fees as well as membership fees. You can call us at 772-336-4653 for more information.

## Golf Course Notes

The golf course is owned by a separate corporation and is not a component of St. James Golf Club Homeowners Association.

Please respect the rights of the Course owners and it's members by always checking in at the Pro Shop before entering any part of the Course or Range.



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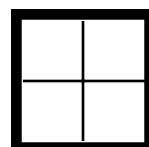
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# COMMUNITY BULLETIN BOARD

St James Group Cruise April 23-28 2007  
Carnival Cruise Line "Elation"

A 5 night cruise from Port Canaveral with stops in the Turks and Caicos, Nassau and a private island will take place April 23-28, 2007. This cruise is open to all residents and friends. Please call ASAP as space is limited. Call for prices. Call Sally Santilli 879-4223

Mens Coffee : Is there an interest in a once a month coffee at the clubhouse for men only? Call Sally Santilli 879-4223

Mah Jongg Players Wanted. Will teach beginners. Contact Sue Widisky: 878-1877 or mommasue329@hotmail.com

LADIES BRIDGE GROUP : Anyone interested in starting or joining a social ladies bridge group, please call Ellen Lagala 336-1878

**Have an activity, hobby or other interest that you would like to share with your fellow homeowners?  
Is there some club or regular event that would like to see promoted in this newsletter?**

**Do you have something to say to the community at large?**

**If so, send the details to:  
stjameshoa@bellsouth.net**

**BOWLERS WANTED :** St. James Bowling team needs two bowlers ( men or woman) one could be a substitute. Tues nights 6:30 PM at superplay USA lanes. Money league. Call Ric Martino at 446 7861 for more info, if interested.

## Activities Corner

### AQUA DIVA'S

Water Aerobics begins 9 a.m. - 10 a.m.  
Monday through Saturday..you do not have to know how to swim..everyone goes at their own pace from beginners to advanced.. Open to all residents.



### Ladies Club

Check the sign board at the gate house for time and date.

### Red Hats

Queen Mum is home. A "hoot" will be held soon. Call Norma Santini 344-4977 for more information.

### "Sweatin with the Oldies" (Ladies aerobics)

Meets at 12pm every Monday at the clubhouse. All are welcome.



### Ladies Bunco

Meets the first Wednesday of every month at 7pm at the clubhouse. This is a very easy dice game. For information call Sally Santilli 879-4223



### Yoga

Meets at 12pm every Thursday at the clubhouse. All are welcome.

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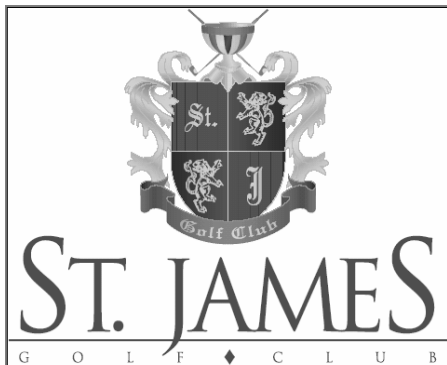
# Mailing Information

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](mailto:stjamesgchoa@bellsouth.net)  
Web Site

# TO:

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## ST. JAMES

## GOLF CLUB

**NEW OWNERSHIP  
NEW LOOK  
NEW EXPERIENCE**

Call 772-336-4653  
For Info

\*St. James Homeowners eligible for 20% discount

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 [stjamesgchoa@bellsouth.net](mailto:stjamesgchoa@bellsouth.net).

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, Larry Cordisco or Gerry Hoff through the HOA office at 772-335-7155.

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