

Saint James Golf Club HOA



St. James HOA Newsletter

Volume 12 Issue 1

1st Quarter, 2010

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
Member: Marvin Ott

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FROM YOUR HOA PRESIDENT

Hello All-

I want to say thank you to all of you, the homeowners, my fellow Board Members, Committee Members and volunteers. What a tremendous year of accomplishment. So much has been done, or is in process and planned for the future. I have enjoyed being your President and hope to continue to do so.

The long range planning committee is not only tackling the remainder of our recreational area but also the expansion of our clubhouse. Enlarging the fitness room, adding a library as well as utilizing energy saving equipment for the air conditioning and pool heating is part of their vision. They are looking 3-5 years out while keeping our budget constraints in mind. Your input is very important so please share your ideas.

Our other items accomplished include: a beautiful maintenance building completed and paid for; our clubhouse landscaping has been updated; the chairs at the pool replaced; the parking lot striping and car stops repainted as well as the lights around the circle have been repainted. Bill Molle now has an assistant, Warren Koncelik, and together they are keeping our community well maintained. Please mark your calendar for Saturday morning March 27th from 10-12 for our Open House. Please come and see for yourself.

Our Treasurer, Bob Coleman, has instituted an aggressive collection process and has single handedly, with our support and confidence, worked with the homeowners to get their assessments paid.

The Association, with legal advisement, has received title to a home on Stanford Lane through lien foreclosure and is in the process of getting it rented to provide income to offset our association debt. Our attorneys feel confident we should be able to rent this property for at least a year until the bank forecloses on it.

Real Estate sales within our neighborhood show that St. James Golf Club is a very desirable location to buy and live. We have kept our dues in check while providing improvements and upgrades to our subdivision as stated above.

I welcome the opportunity to continue as your President and with my Board of Directors, complete the long term planning to make St. James Golf Club the best subdivision in Port St. Lucie.

Thanks for a Great Year!

**We have a new HOA
Telephone number.
772-344-0219**

**Don't Forget to Vote
Deadline - March 10th**

St. James Golf Club HOA - 2009 Financials

January through Dec 2009

As of Dec 31, 2009
(unaudited)**Profit & Loss**

	Jan-Dec '09 Actual	YTD Budget Jan-Dec
Ordinary Income/ Expense		
Assessments	\$1,247,400	\$1,247,400
Capital Contributions	0	0
Late Fees	10,058	0
Fine Fee Income	0	0
Interest Income	234	0
Homeowner Publications	2,840	0
Applications & Sales Fees	9,670	0
Gate Opener	4,360	0
Contractor Reimbursement	0	0
Misc. Income	8,871	9,996
Total Income	\$1,283,433	\$1,257,396
Expense		
Administration	\$100,735	189,818
Maintenance & Repair-General	57,840	63,500
Insurance	25,326	25,322
Grounds, Landscape & Irrigation	408,253	404,390
Lakes & Fountains	33,331	36,400
Clubhouse Operations	47,758	45,528
Utilities	337,211	351,837
Misc-Contingency	84,330	22,173
Transfer Reserve	194,308	118,428
Total Expense	\$1,289,092	\$1,257,396
Net Ordinary Income	(\$5,659)	\$0
Other Income/Expense		
HOA Improvements Excess	23,571	0
Net Other Income/Expense	23,571	0
Net Income	\$17,912	\$0

Balance Sheet**Assets**

Current Assets	
Total Checking and Saving	757,055
Total Accounts receivable	51,914
Total Other Current Assets	18,958
Total Current Assets	\$829,927
Total Fixed Assets	\$2,112
Total Assets	\$830,039

Liabilities & Equity

Accounts Payable	303
Payroll Liabilities	0
Income Tax	0
Unit Owners Advance Payments	0
Advance Billing	0
Liabilities—Other	209,726
Total Liabilities	\$210,029
Equity	
Reserves	461,397
Retained Earnings	140,704
Net Income	17,912
Total Equity	\$620,011
Total Liabilities & Equity	\$830,040

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

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COMMUNITY NOTES

Welcome Committee Update

On January 23, 2010 the Committee presented Welcome Baskets to new homeowner's:

- Barbara Corvino, Waverly Circle
- Dennis & Sandra Fedele, Canterbury Court
- Alan & Elizabeth Standish, Wickham Court
- Jane McKinney, 405 NW Sheffield Circle
- Walter & Sheree Rohrig, Stratford Lane

We would also like to welcome new homeowners:

- Barton & Alice Firsty, Sheffield Circle
- Darrel & Pamela Osborne, Stratford Lane
- Martin Faherty, Wickham Court
- Richard & Kathleen Porcello, Stratford Lane
- John & Ann Durkin, Waverly Circle
- Hans Dellith & Janet Mercer, Stratford Lane
- Mark & Valerie Hecht, Stanford Lane
- Paul & Denise Daniels, Stanford Lane
- Wendy Rydzewski, Stratford lane
- John & Danae Nurczyk, Binghampton Ct.
- Tanya McCutcheon, Greenwich Court
- James & Valerie McGee, Sheffield Cr.
- James Bradford, Stanford Lane
- Lori Bieschke, Waverly Circle
- Tom & Susan Odom, Waverly Circle
- Terry & Fernanda Sturgell, Stanford Lane
- Robert & Claire Quaglieri, Canterbury Ct.

2010 Annual Board of Directors Elections

All lot owners should have received the second notice of the 2009 Annual Board Meeting and Election of Directors, ballots and proxies before the printing of this Newsletter. Extra copies are available at the HOA office or by calling 772-335-7155.

Ballots and proxies were mailed on February 1, 2010. The Annual Meeting and Election of Directors will be held on March 10, 2010. **Even if you do not wish to vote, please return the 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, print your name and St. James address on the proxy.**

Your 2010 Election Committee



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COMMUNITY PATROL

COMMUNITY PATROL GRADUATION



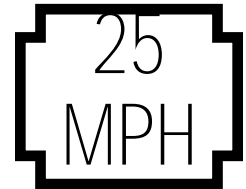
St. Lucie North Community Patrol recently welcomed 4 new members. They are Jim Santilli, Marianne Beam, and John and Robin Coburn. They successfully completed an intensive month-long academy with PSLPD Senior Instructors. Classes included traffic control, radio procedures, first responder to medical emergencies, and sensitivity. Chief Donald Shinnamon presented the graduates with their Certificates and Badges during ceremonies in the City Hall Council Chambers. A reception at Police Headquarters followed, with approximately 40 graduates and their guests in attendance.

They are your friends and neighbors. Please wish them well, as they patrol our community and all of St. Lucie North.

Bob Coleman, Cpt.

SPEED CHECKS

Sadly, some of our residents and /or their guests continue to ignore the posted speed limits within our community. Some with total disregard for pedestrians, joggers, mothers walking with small children.



As a result, RADAR CHECKS will be implemented within the next few weeks. They will be random and in use on all streets and the boulevard. Speed limits are 25MPH on the boulevard, and 15 MPH in every neighborhood.

LICENSE TAGS WILL BE RECORDED, AND FORWARDED TO THE PSLPD FOR FOLLOW-UP.

Please show some consideration as you drive our narrow roads. No amount of time saved, by exceeding reasonable speed, is worth an injury or worse.

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Letter from the Pro



Dear Residents,

The Golf Club is enjoying another successful season. El Nino has brought our coldest Winter on record, yet our resilient Golfers are still enjoying the Course & Club as the rest of the country shovels snow. We are looking forward to Daylight Savings Time on March 14th which will surely inspire afternoon play from working St. James Residents.

Affordable Unlimited Family Memberships are available to St. James Residents for as low as \$204 per month. Lock in a low rate for 18 months with \$0 down. Golf, Cart & Range included! Please call for details.

Please take advantage of one of our weekly Golf Academy Clinics. We currently offer a Saturday Clinic from 9:00 to 10:00 and a Wednesday Clinic for Ladies @ 10AM & Men @ 11AM. Clinics are \$10 for Golf Members, \$15 for Residents, and \$20 for Guests. Private Lessons available for \$40 per hour up to 3 students.

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 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

St. James Golf Club
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Social Club News

2010 St James Social Events

Feb. 19th Texas Hold'em 7p.m.	March 20th Mix & Mingle 7 p.m. 27th Kids Easter Party 10a.m.
April 17th Vegas Night! 7 p.m.	May 1st Derby Day 4p.m. 8th Mother's Day Field Trip 30th Memorial Day Picnic 2p.m.
June 19th Father's Day Golf Tourney	Oct. 15th Texas Hold'em 7p.m.
August 15th Magic Show & Ice Cream social	Nov. 6th St James HOA Golf Tourney 27th Holiday Decorations
Dec. 11th Kids's Holiday Party 11 a.m. 17th Elf Holiday Light Judging	

As you can see, 2010 is going to be fun and busy. We will be starting "Twisted Happy Hours" at the golf club house in March. They are the 2nd Friday of the month and have featured drink specials just for us! Details for upcoming events will be published through flyers, on the St James info channel and at the clubhouse. See you there!

New HOA Telephone number.
772-344-0219
Please update your records

HOA 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

Thanks for a Job Well Done

Bobbi Van Moorlegem is stepping down as head of the Social Club and Jody Dugan from Treasurer as well. A special thanks is due from the St James Community for the past 4 years of truly enjoyable social events. Volunteers will be needed to continue their terrific work.



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COMMUNITY BULLETIN BOARD

Mix & Mingle

Sat, Mar. 20 - 7 p.m. to 9 p.m. at the Clubhouse,

BYOB and a snack to share.



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 you 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:
sjhoanews@gmail.com.

St. James Book Club

Join the St James Book Club at the clubhouse at 1:30 PM on the fourth Tuesday of each month for exciting book discussions. Here are upcoming agendas:

The St. James Book Club invites all who are interested to join us for lively discussions at the clubhouse at 1:30 PM with the following schedule:



March 23rd: Waiting for Snow in Havana by Carlos Eire
April 27th: The Help by Kathryn Stockett

Thanks, Paula Eliasek

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.



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

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!

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Mailing Information

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TO:

OR CURRENT RESIDENT

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 772-344-0219 or e-mail at

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