

Saint James Golf Club HOA



Newsletter

Volume 7 Issue 2

2nd 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: Robert Evans
VP: Robert Coleman
Secretary: Leroy Hoff
Member: Gus Daal
Member: Chris Evans
Member: Leonard Lea
Member: Patricia McNally

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FROM YOUR HOA PRESIDENT

The HOA is starting its third year of management by the homeowners and their elected representatives. I would like to thank some people for their service to the HOA. Lou Nettina, Mary Porpora, George Maher, Char Poole, Jeremy Silber, and Peter Moss have all contributed to our community by serving on the Board of Directors. Their time and effort has been very important in getting our community and the Board organized and running effectively. I hope that they will continue serving the HOA by joining other committees and using their skills and knowledge for the betterment of our community.

There are other people who have put in a lot of work to make our community a great place to live. Due to space and my memory I will mention a few. I do not mean to slight anyone, as I know there are many others on committees that I will miss and I know that without your help those committees would not be as effective as they are. I would like to thank Clem Lagala for his work on covenant enforcement, Phil Leggio for his work on architectural control, the library, and clubhouse/pool, Jack Ross for the finance committee, Jim Santilli and Jack Zimmerman for the maintenance committee, Virginia Pascoe and Bobbi Van Moorieghem for the Social Club their work has helped give us a feeling of community, Rick Martino for clubhouse rental, and Bob Coleman for the community Patrol. Without these people and the teams of people that help them where would we be? They can always use more help. Every committee can use more help. Please volunteer to help and let's all work to make our community better.

We have a new Board of Directors and we need your help. We need you to help by becoming active on committees, attend HOA meetings and provide input to us. This can be done by e-mailing your issues and concerns to stjamesgchoa@bellsouth.net or use our "contact us" on the website at www.stjamesgolfclubhoa.com. You elected us to represent you; therefore you need to let us know your concerns and issues. We will try to keep you informed on what we do through letters, the newsletter, and the website.

Several of the Board members, as well as myself, have noticed that some people in the community are neglecting the maintenance and general upkeep of their homes. This reduces the value of their home, their neighbor's home, and the community. Show your pride and make us all proud to live here. Let's start cleaning up our homes. The weather is great, spring is here, and its time for spring-cleaning.

Be Proud of Our Community, Be a Good Neighbor, and Be Involved.

With your help I look forward to a great year at the Saint James Golf Club community.

MEMORIAL DAY PICNIC

May 27th- 3:30 pm
to ???



See Details inside on Page 7

Financial Results – Quarter End 03/31/2007

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

Saint James Golf Club HOA., Inc

January through Mar 2007

As of Mar 31, 2007

Profit & Loss

Profit & Loss

Ordinary Income/ Expense

Assessments	302,246.37
Capital Contributions	1,800.00
Late Fees	2,150.00
Fine Fee Income	1,800.00
Homeowner Publications	560.00
Applications & Sales Fees	2,300.00
Gate Opener	757.50
Contractor Reimbursement	205.83
Misc. Income	1,183.00
Total Income	\$313,002.70

Expense	
Administration	26,037.58
Maintenance & Repair-General	20,095.41
Insurance	5,655.00
Grounds, Landscape & Irrigation	107,063.17
Lakes & Fountains	4,378.37
Clubhouse Operations	4,822.31
Utilities	73,076.46
Misc	25,590.39
Transfer Reserve	26,022.51
Total Expense	\$292,741.20
Net Income	\$20,261.50

Balance Sheet

Balance Sheet

Assets

Current Assets	
Total Checking and Saving	233,872.42
Total Accounts receivable	21,677.27
Total Other Current Assets	44,015.55
Total Current Assets	299,565.24
Total Fixed Assets	\$6,051.05
Total Assets	\$305,616.29

Liabilities & Equity

Accounts Payable	0.00
Payroll Liabilities	-50.57
Accrued Expense	6,515.05
Owners Advance Payments	68,272.00
Total Current Liabilities	74,736.48
Equity	
Reserves	133,563.69
Retained Earnings	77,054.62
Net Income	20,261.50
Total Equity	230,879.81

Total Liabilities & Equity **\$305,616.29**



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IT'S TIME!!!!!!!

Many properties in the community are showing their age, so it's time for some serious maintenance, which includes:

CLEAN roofs, mailboxes, driveways

PAINT houses

MAINTAIN landscape (beds, trees, mulch, etc) – this should be constant

BE AWARE: Plantings will not be allowed to impeach the roadway or sidewalk. If this pertains to you, remove the offending plant now before it does so.

Take care of your property. Keep this an A+ community!!

KEEP OUR LAKES HEALTHY

You can assist in keeping our lakes free of fertilizer to prevent the grow of algae and the promote healthy aquatic life.

When fertilizing your own lawn, the "Green Industry Standards" recommend to maintain a fertilizer free buffer on slopes of 20ft -30ft from water's edge or to the top of the slope.

COMMUNITY GARAGE SALE

The 2nd annual community garage sale was a great success, and will become a yearly spring event.

Streets were jammed with shoppers, browsers and "bargainers". Residents who participated reported great sales results, and in some cases, now have room in the garage for their vehicle.

It was nice to see neighbors walking about and chatting with each other, some meeting for the first time.

Thanks to the Port St. Lucie News for creating an eye-catching ad which ran for 4 days.

WATER RESTRICTIONS AND YOU

As we all know, the Treasure Coast is in the midst of one of the worst droughts in Florida history. While we at St. James are fortunate to have lakes to irrigate our lawns and foliage, water levels are **CRITICALLY LOW !!**



Irrigation has been cut back to two days a week, and further cuts are entirely within in the realm of possibility. More probable, than possible.

Sadly it has come to the community's attention, that some residents are not abiding by the restrictions, whether those set by the City of Port St. Lucie, South Florida Water Management District, or our self-imposed cutbacks.

PLEASE REMEMBER, WE ALL LIVE IN THE SAME COMMUNITY AND ARE ALL IN THIS TOGETHER. LAWNS WILL SURVIVE, PLANTS CAN BE HAND WATERED DURING AUTHORIZED TIMES, AND HOPEFULLY THE RAINS WILL COME WHEN EXPECTED.

Anyone found in violation of these restrictions will be asked to cease. And if the tampering of the irrigation controls continues, fines will be levied. Should damage occur to any equipment, pumps, valves, etc, the repair cost will be passed on to any offender, as will the cost of locking the control box that serves your plot.

THE ENTIRE COMMUNITY THANKS THOSE WHO COMPLY DURING THIS EMERGENCY SITUATION, AND ASKS THAT THOSE WHO CONTINUE TO IGNORE IT, COME INTO COMPLIANCE.

Bob Hickey
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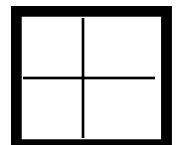
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COMMUNITY PATROL

At a meeting of the St. Lucie North Community Patrol (CP-13), long-time member, Paul Oberg, was promoted to the rank of Lieutenant. Quinn Pizzoferatto was promoted to Sgt.

The St. James Community, as well as the City of Port St. Lucie, congratulate them and appreciate their service.

The members patrol 7 days a week, in 2 hour shifts, and are constantly on the alert for suspicious activity, and to render assistance whenever needed.

As a final note, Cpt. Bob Coleman has been appointed to the Board of Directors of the Port St. Lucie Police Volunteers.

ROAD USE SAFETY

Florida law states that bicycles must have a front light visible for at least 500 feet, and a rear reflector visible for the same distance. Most of our "night-riders" are in violation of this important safety guideline.

THERE HAVE BEEN CLOSE CALLS, AS BIKES ARE NEARLY INVISIBLE TO MOTORISTS AFTER DARK. SUMMER IS COMING, SCHOOL WILL BE OUT. MAKE SURE YOUR CHILD IS PROTECTED BY BEING VISIBLE. IT'S A SMALL INVESTMENT TO PREVENT A TRAGIC ACCIDENT.

Golf carts in use in this community must be operated by a licensed driver, with no more occupants than seats are available. They must have front and rear lights for use after dark. These requirements will be strictly enforced by your Homeowners Association.

NO MOTORIZED (EITHER GAS OR ELECTRIC) SCOOTERS OR MINIMOTORCYCLES ARE ALLOWED ON THE ROADS AND/OR SIDEWALKS OF YOUR COMMUNITY.

OPEN GARAGE DOORS PROVIDE CRIMES OF OPPORTUNITY

Homeowners are strongly urged to keep their garage doors closed at all times. Many doors cannot be seen from the interior of the home, providing easy access for a "grab and run" crime. For many, the garage is a storage space containing valuable items. In the past, golf clubs, bicycles, and items from un-locked vehicles have been taken. **DON'T BE A VICTIM !! PREVENT A HOME INVASION !!**

In addition, open doors are inviting to snakes, buffo toads (highly toxic), insects, and any other creature looking for a home.

The Community Patrol has found open doors with no one home, and doors open late into the night, as the homeowner has forgotten to secure it before retiring.

Finally, open garage doors present an unsightly condition as one drives through this beautiful community.

PLEASE DO YOUR PART TO SAFEGUARD POSSESSIONS, AND MAINTAIN THE APPEARANCE OF YOUR HOME.



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Letter from the Pro



Dear Residents,

I'd like to extend a huge *Thank You* to all of the Residents who have welcomed me into the St. James Family. I am truly excited to be a part of the future of our fabulous Golf Club. Our goal is to expand the St. James Lifestyle into a unique Residential/Resort setting which is second to none in service, amenities, and value.

This summer, major improvements will be made to the course including landscape additions around the course & complete renovations to our sand bunkers. These projects will outline the course while increasing its beauty & playability.

If you're looking to take up golf or improve your existing game, please take advantage of one of our Saturday Morning Clinics. We currently offer a *Tune-Up Clinic* from 9:00 to 10:00. To promote golf to new players we are offering a *Beginners Clinic* from 10:00 to 11:00. Clinics are Free for Golf Members, \$15 for Residents, and \$20 for Guests.

Beginning May 12th St. James will have a Saturday Morning Golf Show on WPSL 1590 from 7:00 to 8:00. Please *tune in* before your round.

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

If you wish to receive notices regarding upcoming Golf Events & Tournament info send your e-mail to chris@stjamesgolfclub.net

Swimming Pool & Spa

With warm weather upon us and more homeowners using the pool and spa, please review the clubhouse and pool rules and regulations booklet. If you do not have a booklet they are available at the clubhouse office.

A few reminders: **NO FOOD, ALCOHOLIC BEVERAGES, GLASS OR ANIMALS ARE PERMITTED IN THE POOL OR DECK AREA.**

No diving or jumping is permitted in the pool.

No flotation devices are permitted in the pool or spa. Swim "noodles" are allowed. No throwing of balls or other items.

Children under the age of 14 are not permitted unless supervised by an adult.

No Children under the age of 16 are permitted to use the spa.

Please respect the rights of others when using the facilities. When using the table umbrellas, remember to turn them down before leaving. Thank you.

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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Highlights of the Board meetings

These were taken from the minutes of the 1st Quarters meetings.

Your Board of Directors meets on the 2nd and 4th Wednesdays of each month. Meetings start at 7 PM sharp and all residents are invited to attend and add their comments to the proceedings.

Below are some of highlights of the 1st Quarters meetings. Come out and see for yourself –Support your Board—Be part of the process.

Jan 10, 2007—Lakes were full. 3 bids were received for the irrigation of 75 homeowners in Neighborhood C. Board voted to replace shrubs around 3 fences where they were in bad condition. Approved pressure cleaning the tennis courts. Developed a plan for annual elections. Discussed the changing of the rules for fences. Discussed the fact that some homeowners were leaving hurricane shutters up too long. Board requested that the covenant violation committee make sure that we were enforcing this issue with letters and fines. Ask the maintenance committee to find out about the cost of speed tables at the gate areas.

Feb. 14 ---- Finance committee is reviewing all expenses for 2006. Maintenance committee is informing homeowners that plants are not allowed around fire hydrants and trees cannot be planted over water mains. Requested that the lights in the water fountain be repaired. Voted to replace benches around fountain. Received a timetable on the land-planning project. Raised the donations for using the clubhouse to \$100 per 4 hours. Voted to replace the No Soliciting and Trespassing sign. Received 2 revised bids on the irrigation issue in Neighborhood C. and discussed this issue. Discussed renter problems and how to improve the HOA control of renter's violating the covenants and improve the upkeep of rental units. Approved a Topographical survey for the land use plan. Approved Innovative Technology to measure the size and volume of the lakes to make sure that they meet the design requirements.

Feb. 28--- Chris Evans was appointed by a committee of Neighborhood A homeowners to serve the remainder of the Directors term for that neighborhood. It was discussed that homeowners are responsible for pruning their own palm trees that are over 12 foot high. Covenant committee is having more problems with renters. They need additional volunteer code enforcers. Ideas to help us with the rental issues are in the hands of the attorney to see what we can do. Lakes are now low. A committee was formed to help understand the irrigation issues and solutions for the 75 homeowners in Neighborhood C. The Board signed a contract for the maintenance of the preserves and wetlands. The Board finalized the issue with the change in fence rules. The Homeowners that were at the meeting supported the decision.

March 14-- 6 new lounge chairs for the pool area were approved to replace some that were broken. Approved to install out side pool speakers to be paid for by the social club. Issues with renter problems discussed again. Some of the rental properties are not being taken care of by the homeowner.

March 21---- Special meeting to discuss election issues. Some homeowners not following instructions. Attorney suggested changes so that voters would have their vote count and not impact on the integrity of the voting. Board approved changes.

March 28—Election of Directors. This was monitored and certified by our Attorney

Neighborhood A—Chris Evans, Neighborhood B--- Bob Coleman, Neighborhood C--- Leonard Lea, Neighborhood D--- Leroy Hoff, Neighborhood E--- Bob Evans, Neighborhood F--- Gus Daal, At Large--- Patricia McNally. Our CPA has completed the 2006 audit and if is available on line at www.stjamesgolfclubhoa.com or at the office.

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COMMUNITY BULLETIN BOARD

MEMORIAL DAY CELEBRATION

SUNDAY May 28th- 4:00 pm to ???
Rain Date—Monday May 28



3:30 Parade: Decorate your Golf Cart, Bike, Car or Motorcycle and join the parade and win an award (Line up at 3PM at Dover /Ashton Corner)

4:00 Tribute to Veterans & Soldiers: Ceremony at the Clubhouse

Food/Games/Potluck/Sundae Bar following the Tribute
 Potluck Picnic, so bring a dish—Hot Dogs, Hamburgers, Soda, Water & Beer will be provided.
 Sundae Bar—\$1 per scoop

RSVP by May 23—Adults \$5 (\$8 at door)
 Kids \$3 (\$5 at Door) — under 3 free

To make Reservations:
 Carolyn Collins: 871-8908
 or Shirley Nemetz: 873-4699

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:
stjameshoa@bellsouth.net

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

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

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

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.

"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

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

Activities Corner

Yoga

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



Health Nuts:

Ladies dieting support group—Meets Tuesdays at 11:30 AM.

AQUA DIVA'S

Water Aerobics begins 9 a.m. - 10 a.m.

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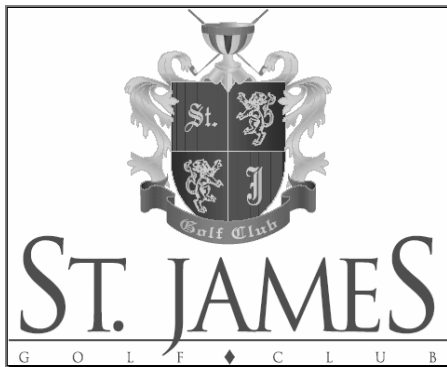
Special:

Texas Hold'em Tournament—Fri May 18th -7 PM

Mailing Information

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

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Fax: 772-344-0818
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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 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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