

# Saint James Golf Club HOA



## St. James HOA Newsletter

Volume 12 Issue 2

2nd 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: Leroy Hoff  
Secy: David Stefano  
Treasurer: Robert Coleman  
Member: Bob Evans  
Member: Gus Daal  
Member: Marvin Ott

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## FROM YOUR HOA PRESIDENT

### Hello Homeowners-

We seem to be thrown into summer early again this year so I wanted to touch on a few items which are to remind existing homeowners and to inform new owners (which we have quite a few of) at this time of year.

Sampson Tree service will be here the first week of June to trim the common area trees. If your trees are over 12 foot, they are your responsibility. If you would like your palms trimmed for a reduced rate, call Sampson and they will be able to do it at the same time, saving you money.

We all love our four-legged friends, please be sure to keep them on leashes and pick up their waste. If you are not picking up after your animal, walk them in your own yard.

Shutters should not go up before a hurricane warning has been issued and down within seven days. Hopefully we will not have to put them up this year!

Yard debris should NOT go out until Sunday evening. There is nothing worse than driving by palm fronds for days waiting for the pickup on Monday. If you can't store it, don't cut it till the weekend.

Our pool is built with a 30 person load capacity (I know 700 houses/30 people). Please be considerate of others and follow posted the rules. This is not only for your own safety but that of others.

The Board has been listening and is in the process of going out to bid on our landscaping needs. The Landscaping Committee has worked hard to break up our con-

tract into pest control with fertilization, tree trimming and, of course, landscaping. The contracts should be awarded by the middle of June with the new contractors in place by the middle of July. Your input has been essential in helping us write the specifications.

Houses continue to sell at a remarkable rate in St. James Golf Club. We are the gated community to live in and all of you help keep up the property values by continuing to improve the look of our homes. Many homes are been painted already this year and the pressure cleaning of roofs is also apparent. Board members have been writing letters to remind owners of the work which is necessary on their home. Please be sure to respond if you receive a letter.

Be sure to attend the Memorial Day Parade and Picnic – one of the biggest events of our year and so important to honor our military. I hope to see you all there.

Gail Logan  
HOA President

**Memorial Day Party**  
**Sunday May 30th**

**Parade & Picnic**

**Sign Up Now**

**(See flyer insert)**

# St. James Golf Club HOA - 2010 Financials

January through Mar 2010

As of Mar 31, 2010  
(unaudited)**Profit & Loss**

	Jan-Mar '10 Actual	YTD Budget Jan-Mar
<b>Ordinary Income/ Expense</b>		
Assessments	\$311,850	\$311,850
Capital Contributions	0	0
Late Fees	1,875	0
Fine Fee Income	0	0
Interest Income	49	0
Homeowner Publications	1,040	0
Applications & Sales Fees	1,600	0
Gate Opener	1,605	0
Contractor Reimbursement	0	0
Misc. Income	<u>2,450</u>	<u>5,000</u>
<b>Total Income</b>	<b><u>\$320,469</u></b>	<b><u>\$316,850</u></b>
<b>Expense</b>		
Administration	\$37,549	\$36,850
Maintenance & Repair-General	17,388	16,000
Insurance	4,824	7,225
Grounds, Landscape & Irrigation	98,539	108,930
Lakes & Fountains	7,895	8,600
Clubhouse Operations	7,901	13,012
Utilities	87,273	89,727
Misc-Contingency	6,104	6,900
Transfer Reserve	29,608	29,608
Assoc Owed Unit Expense	4,425	0
<b>Total Expense</b>	<b><u>\$301,506</u></b>	<b><u>\$316,852</u></b>
<b>Net Ordinary Income</b>	<b><u>\$18,963</u></b>	<b><u>(\$2)</u></b>
Other Income/Expense		
HOA Improvements Excess	<u>5,133</u>	0
<b>Net Other Income/Expense</b>	<b><u>5,133</u></b>	<b><u>0</u></b>
<b>Net Income</b>	<b><u>\$24,096</u></b>	<b><u>(\$2)</u></b>

**Balance Sheet****Assets**

Current Assets	
Total Checking and Saving	784,316
Total Accounts receivable	61,904
Total Other Current Assets	13,804
<b>Total Current Assets</b>	<b>\$860,024</b>
Total Fixed Assets	0
<b>Total Assets</b>	<b><u>\$860,024</u></b>

**Liabilities & Equity**

Accounts Payable	1,770
Payroll Liabilities	3,110
Accrued Expenses	4,907
Income Tax	373
Unit Owners Advance Payments	78,072
Deferred HOA Improvements	107,480
<b>Total Liabilities</b>	<b><u>\$195,712</u></b>
<b>Equity</b>	
Reserves	483,315
Retained Earnings	157,052
Net Income	23,947
<b>Total Equity</b>	<b>\$664,314</b>
<b>Total Liabilities &amp; Equity</b>	<b><u>\$860,026</u></b>

See the HOA website for additional info— [www.stjamesgolfclubhoa.com](http://www.stjamesgolfclubhoa.com)

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# COMMUNITY NOTES

## Long Range Planning Committee Report

Our committee has taken the results from last years Homeowners' Survey to set our agenda of improvements as follows:

- **More Amenities:** the common area around the Clubhouse has much room for development. Additional playground equipment, another adult swimming pool, a kids' splash pool, structures that will shield the sunlight and allow for lounge chairs and picnic tables, bocce ball courts, a dog park, soccer field, an expanded work-out room, and a library are being designed into our site plan.
- **Plants along the Turnpike:** a green border that will cut down on road noise and beautify the landscape. The challenges are working with the Golf Course ownership and bringing water to the new plants.
- **Clubhouse Energy Use:** balancing the HVAC System, replacing the pool & spa pumps with energy efficient new technology, solar panels to heat the pool, covering the pool & spa at night, and a timer on the spa. We are working with the maintenance committee to establish a long term plan for replacement and upgrading of systems in all common areas.
- **Road Safety:** includes speed and child safety signs, clear markings at all stop signs and golf cart crossings.

We report our results and research to the HOA Board in the form of recommendations. The final decision and implementation is up to the Board; however, their premise is to not raise quarterly HOA Fees to do it. We see this as an investment in the value of all of our properties. If anyone has an interest and has good ideas, please come to our next meeting! We can use the creativity.

David Stefano, Chairperson

## St James Maintenance Committee Report.

Our maintenance building is now completed.

Over the past few years our maintenance staff has raised the intake of most of the irrigation pipes. This prevents the intake of dirt and should reduce the iron in the water and should also reduce the rust on the houses and improve the smell of the water.

We added a solar blanket to our Spa at night and a timer to the heat pump. This has reduced our energy consumption for the Spa by 12 to 15 % even during the exceptionally cold winter.

Last year we hired a part time assistant for Bill Molle, our chief maintenance man he he resigned recently and we are now looking for a replacement.

Gus Daal, Chairperson

## Treasurer's Report

St. James Golf Club continues in good financial health while operating with what is likely the lowest quarterly assessment on the Treasure Coast. We are able to do so for several reasons. The most important being self management.

Your Board of Directors works tirelessly on the Association's behalf without compensation. With the aid of many volunteer committees, budgets are put together, maintenance is monitored, and the community's amenities are kept in very good condition. Lakes and preserves need monthly mitigation as required by the South Florida Water Management District.

All of this does not happen without great expense. We operate within the constraints of a 1.2 million dollar annual budget. Thus, it is important to make your quarterly payments within the 30 day grace period. If you do so, you will avoid the collection process, which adds an additional \$125.00 to your account, and also results in a termination of cable tv service. If still not paid by the next quarter, a lien may be placed on your home, resulting in an additional legal charge of \$400.00.

Your association, as well as all of us, have bills to pay. And our monthly operational costs are set very close to \$100,000.00. Please do all that you can to make your payments on time, and help keep St. James a secure place to live.

If you need help, guidance, or anything related to your account, please do not hesitate to call on me through the HOA office.  
Bob Coleman, Treasurer



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# COMMUNITY PATROL

## Patrol Notes

The month of April was a busy one for the St. Lucie North Community Patrol members. Man hours logged by 21 members were 174. Bringing the total hours year to date to 544.

The first patrol class graduated from the academy 6 1/2 years ago, and, in October of 2009 were joined by 4 new members.

The unit continues to patrol a 20 square mile area, assisting the men and women of the PSLPD. Which brings me to something I need to clear up once again. All members, except 2, live in the St. James Community. But our duty is to the City of PSL. Many of our residents perceive the unit to be St. James Security. When, in fact, we ONLY make one or two passes through the community when connected to dispatchers.

Our scope of response is limited. We are not sworn officers, and are never armed. Yet as first responders, we sometime face things that are challenging. Most recently we were first responders to a serious accident on St. James Blvd, setting up traffic control prior to the arrival of Rescue, the Police and Sheriff's Department. Also called upon to assist PD in the search for those involved in an attempted home invasion.

On many occasions our residents hesitate to notify the Police of suspicious activity. This has resulted in a huge waste of time for an already short-handed Department. On two recent occasions, A K9 unit, and 5 other patrolman have responded to an all too late 911 call. One call placed 45 minutes after activity was noticed.

WE STRESS THE IMPORTANCE OF NOTIFYING POLICE IMMEDIATELY WHEN YOU SEE SOMETHING OUT OF THE ORDINARY. NO CALL WILL GO UN-ANSWERED !!

GIVING BACK TO THE CITY OF PORT ST. LUCIE,,,

ST. LUCIE NORTH,  
Bob Coleman, Cpt.

## Tree Trimming

Sampson Tree Service will be on site to do the annual trimming of the Common Areas. The date is Wednesday, June 2nd. If you have tall palms that you would like trimmed for HURRICANE SEASON, please call Brandon at 528-1455 to have yours done that day.

You MUST BE HOME at time of trimming, or have a neighbor represent you, and make payment to Sampson when the service is completed.

## Hurricane Shutters

Hurricane season will soon be here so please review our rules in regard to Hurricane Shutters :

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 7 Days after a Hurricane Watch has been discontinued.

Persons who are out of the area during the hurricane season, must "designate a person who will 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.)

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# Letter from the Pro



Dear Residents,

As the active season winds down and the summer approaches I want to take this opportunity to thank the Saint James community for their support. Many of you are heading north soon if you have not done so already. Enjoy your summer and come back soon!



But, for those lucky enough to be remaining with us, there will be lots to do. Our Friday night couple tournaments are still going strong and other Special Events will keep us entertained.

Also, Please take advantage of our Clinics held on Wednesday & Saturday Mornings. Clinics are \$10 for St. James Residents & \$15 for Outside Guests. Private Instruction is available at \$40 per/hr.

Please contact our friendly Staff for all of your Golfing needs.

Yours truly,

Chris Cunniffe, **Golf Professional,**  
**St. James Golf Club**  
 (772) 336-4653

## TREASURE COAST HOSPICE *Treasuring Life*

### Saint James Golf Club Members Donate \$5906.00 to Treasure Coast Hospice

On April 22<sup>nd</sup> the members and staff of St. James Golf Club held a benefit golf tournament for Treasure Coast Hospice. Registration started at noon with the players receiving a goodie bag and a fantastic sack lunch that was prepared by Maureen Redmond and her club staff. Kudos to "Mo" for the hardy wraps and chips.

90 players teed-off at 1PM with a shotgun start playing the scramble format. Our Pro, Chris Cunniffe, assembled a "DREAM TEAM" with members from the club staff; however the tournament was won by Michel and Bobbie VanMoorlegem and Jim & Marie Richling..

After the round players returned to the club and the fun continued with lots of door prizes and raffles generously donated by local businesses and members. Over \$2,000.00 of donated prizes were won by the participants.

Glenna Parris, Treasure Coast Hospice Representative, informed us a plaque will be placed on a room at the new Hospice Facility just off Midway Road. The plaque will say "Donated by the Members and Staff of St. James Golf Club".

Lou Benson, CEO of Treasure Coast Hospice, also wanted to thank Chet and Patsy Daubert, along with Dick and Ann Smith, for all their efforts in putting together a successful event.

Everyone had a great time for a worthy cause.



### Window and Sliding Glass Door Repairs

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# Social Club News

## Social Club Update

As you read in the first quarter edition of St. James Newsletter, the Social Club has undergone some changes in “management”. Debbie Holt is now the president of the club and is supported by many, many St. James residents who care a great deal about our community and want to see it continue to offer activities for everyone. Please disregard the schedule of events that was in the last newsletter and watch for a new schedule. Events will always be posted on the sandwich boards near the gate house entry as well as on Lifestream’s Community News on Channel 2.



Our children’s Easter Egg Hunt and Derby Party were well attended and everyone had a great time. Our Memorial Day Barbecue is scheduled for May 30<sup>th</sup>, and is always a great deal of fun. Information about this event will be distributed within the next week.

We will continue to offer our favorite events such as those mentioned above, as well as the Father’s Day and Fall Golf Tournaments, Texas Hold ‘Em, Poker Nights, Children’s Christmas Party. We are planning some new events such as a fantastic Magic Show in August to be performed by our own St. James resident and cruise ship entertainer, Barry Abraham, and hope to have a Wine Tasting event in early autumn. We have gained many new residents this past year and will probably bring back the “Meet Your Neighbors Breakfasts” on a quarterly basis rather than monthly.

As St. James continues to grow, it is more important than ever that we offer activities for all of our residents. We welcome ideas for new events, especially for our middle school and high school age kids. Please contact Debbie Holt at dholt97@hotmail.com if you have any suggestions. If you are interested in joining the Social Club, please watch for the next club meeting which will take place sometime in June. We will post the meeting on the sandwich boards and on the Community News Channel 2.



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## COMMUNITY BULLETIN BOARD

**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**

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](mailto:sjhoanews@gmail.com).

### St. James Book Club

The St. James Book Club will take the summer off and resume on September 23, 2010 with book discussions held at 1:30 PM in the clubhouse. Here's a heads-up on the names of the first three books for upcoming meetings.



- Wolf Hall by Hilary Mantel for September 23rd
- Olive Kitteridge by Elizabeth Stout for October 28th
- The Illiad by Homer for November 18th

We enjoy rousing discussions and welcome new members to the book club. Happy reading to all!

## 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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## St. James



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# TO:

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**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](mailto: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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## PODCAST

### Info on your Neighborhood Committees

#### Pod F Neighborhood report

On April 6<sup>th</sup>, Pod F had its organization meeting for the coming year. I am please to introduce you to our members. The following is the initial scope of work that the neighborhood Committee is undertaking:

Mary Ellen had agreed to spearhead work on the lakes and preserve areas and be a member of the HOA's Lakes and Preserve committee. Joan agreed to help with communications, work on an e-mail list for Pod F residents and do some general secretary work and assist Michael Grande in dealing with violations. Michael will focus on violations for Pod F compliance with Declaration of Restriction and Covenants. Len Rezzolla will spearhead review of landscaping issues and also will be member of the HOA landscaping committee. Jack Ross will continue to work on the HOA finance committee and will be liaison regarding Pod F issues and assist me where needed.

At the neighborhood committee there were extended discussions on the need to work with residents to maintain property values. Len has already met with LeRoy Hoff, the chair of the HOA's landscape committee. He has identified a number of problem areas and concerns in Pod F with regard to Native Control maintenance of our lawn.

Michael spoke of his concerns about some owners that are in violation of rules concerning roofs, dead trees and rust spots on some homes. Gus mentioned that the maintenance committee has done work on obtaining a good price on roof cleaning and provided Michael with that information as well as a list of all Pod F addresses, the section on violation as provided in the Declaration of Restrictions and Covenants, and a summary of work on violations done by the neighborhood committee of Pod C.

Work is already underway to contact and work with those owners to address their violations. We ask for your cooperation so we can maintain a high value for our community.

If your schedule permits as an owner, I would recommend that you attend the neighborhood committee or the HOA Board of Directors committee meetings occasionally. It will help you understand first hand as to what is happening in your community.

A lot can be accomplished with your support and help. If you have any concerns that you feel we can address don't hesitate to contact any of us. We would like to update your e-mail address would you be so kind to forward Mrs. Joan Moore an email covering your e mail address and full name and address. Attn: Joan Moore: [moore5968@bellsouth.net](mailto:moore5968@bellsouth.net). If you don't have e mail we will continue to contact you by regular mail.

Have a nice summer!

Gus Daal  
HOA director / Chair Neighborhood committee

If you want to keep your neighborhood residents informed about the work of their pod committee please send the info to [sjhoanews@gmail.com](mailto:sjhoanews@gmail.com) at the end of end calendar quarter. Please be brief as space is usually limited.

#### Pod F Neighborhood Committee

- ★ Mary Ellen Camden Tel 370-3268,  
e-mail: [mecamden@rhodesholdings.net](mailto:mecamden@rhodesholdings.net)
- ★ Michael Grande Tel 873-3823,  
e-mail: [mrgrande@bellsouth.net](mailto:mrgrande@bellsouth.net)
- ★ Joan Moore Tel 336-5061,  
email: [moore5968@bellsouth.net](mailto:moore5968@bellsouth.net)
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**MEMORIAL DAY CELEBRATION**

**St James Clubhouse - Sunday, May 30th**  
Rain Date - Monday, May 31st

**Schedule of Events**

**3:30:** Parade of Decorated Golf Carts, Cars, Motorcycles, Bicycles, Strollers & Wagons (awards given in each category)  
▶ Line up at 3 PM at the corner of Dover & Ashton

**4:00:** Tribute to Veterans & Soldiers (following parade)

**4:30:** Potluck Picnic, Games, Door Prizes, 50/50 Drawing, Dessert Contest (following Tribute)

**Cost:** Adults - \$5.00 (\$10 at the door)  
Kids over 3 yrs - \$3 (\$5 at the door)  
Kids under 3 - FREE

**RSVP by May 22nd to:**  
▶ Shirley Nemetz: 873-4699  
▶ Norma Santini: 344-4977

**This is a Potluck Picnic.**  
**Please bring a dish to share.**  
Hot Dogs, Hamburgers, Soda, Beer,  
Wine & Water will be provided.

RSVP Form (May be dropped off in the HOA office or given to the above listed contacts) Please make checks payable to "St James Social Club"

Name: \_\_\_\_\_

Number attending: \_\_\_\_\_

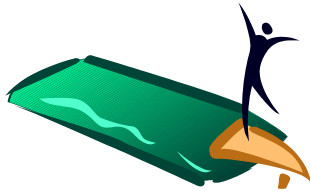
Adults                      Children

**POOL TIME!! - RULE TIME!!**

Summer is on the way so we need to review the Pool rules:

- No food, Alcoholic beverages, Glass containers/ bottles, or animals are allowed in the pool area.
- The pool hours are dawn to dusk.
- Maximum of 30 people in the pool at one time.
- No flotation devices are allowed except for swim noodles, children safety devices, or ADA items.
- No diving, jumping, or running is allowed.
- Smoking is allowed only in the designated area.
- Children under the age of 14 are not permitted unless supervised by an adult (18 or over).
- No children in diapers, protective swim diapers are permitted.
- No street clothes.
- Persons with contagious diseases or open wounds are not permitted in the pool or spa.
- Entrance steps into the pool and spa must not be restricted.
- Loud music or obscene language is not permitted.
- No children under the age of 16 permitted in the spa.
- Showers must be taken before entering the pool or spa.
- No Life Guard on duty. All residents, guests, tenants or invitees swim at their own risk.

The pool is a community pool and it is important to be courteous and respectful of others. Thank you for your cooperation so everyone can enjoy the pool.



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