

# Saint James Golf Club HOA



## St. James HOA Newsletter

2nd Quarter, 2011

### 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: Bob Evans
- VP: Leroy Hoff
- Secy/Treas: Bob Coleman
- Member: Joe Maffucci
- Member: George Maher
- Member: Ric Martino
- Member: Marvin Ott

#### Inside this issue:

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## FROM YOUR HOA PRESIDENT

I would first like to thank everyone that voted in the last Board of Directors meeting. We had a quorum and a very smoothly run election. Thank you all. Several Board members on the past Board are not on the current Board. They are Gail Logan and Gus Daal. Due to their efforts as well as the other Board members we were able to accomplish a lot. So when you see them please thank them for their hard work.

The new Board is hard at work with road repairs on Sheffield, Dover, and Waverly. There is more road work to be done and will be as soon as we can afford to do it. We are also converting those people on Stanford who are using well and city water for their sprinkler systems over to the same system that the rest of us use. The Board is looking at additional improvements in the common area. The next meeting we will be addressing the possibility of adding Gazebo's in the areas of the Tot Lot and the Bocce ball court.

If you have something you would like to see the Board look into, please email us or better yet attend one of our meetings. We meet the 3 Wednesday of every month. The meetings are posted on our website, TV Channel, and meeting Boards at the Clubhouse.

We are operating within our budget. This is good news for all of us. Even in these uncertain and interesting financial times for HOA's in our area we are in good shape. But we need to watch our budget

and manage it while improving our community.

As you know we try to communicate everything that is happening in our community to Homeowners and renters by using this Newsletter, TV Channel, Website, and entrance notice Boards. There are several methods that we would like to look into. We would like to see if we could send out emails for as many Homeowners as possible, if there is an issue that requires faster communications. Please provide your email address to the HOA office so that we can accomplish this. We will not use it for spam but for needed timely information.

Also we would like to have someone who is familiar with Face Book and Twitter who would like to help us see if this is a viable communications tool for the HOA. If you would like to help us please contact the HOA office and someone will get back to you as soon as possible.

Please get involved with the HOA Board and Committees we can use your help Thank you,

Bob Evans –President


  
 Memorial Day Picnic
   
 Sunday, May 29th
   
 Parade 3:30 - Picnic 4:30
   
 (see details inside)

## St. James Golf Club HOA - 2010 Financials

January through Mar 2011

As of March 30, 2011  
(unaudited)**Profit & Loss**

	Jan-Mar '11 Actual	YTD Budget Jan-Mar
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**Ordinary Income/ Expense**

Assessments	311,850	\$311,850
Capital Contributions	0	0
Late Fees	1,730	0
Fine Fee Income	0	0
Interest Income	92	0
Homeowner Publications	1,310	0
Applications & Sales Fees	1,900	0
Gate Opener	1,134	0
Rental Income	3,081	0
Misc. Income	1,439	5,000
<b>Total Income</b>	<b>\$322,536</b>	<b>316,850</b>

**Expense**

Administration	\$31,245	\$40,299
Maintenance & Repair-General	15,721	18,406
Insurance	14,265	4,250
Grounds, Landscape & Irrigation	92,833	95,278
Lakes & Fountains	6,485	8,231
Clubhouse Operations	8,215	10,275
Utilities	91,033	96,160
Misc-Contingency	539	13,442
Transfer Reserve	30,510	30,509
Assoc Owed Unit Expense	3,438	0
<b>Total Expense</b>	<b>\$284,284</b>	<b>\$316,850</b>

**Net Ordinary Income**

	\$38,252	\$0
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Other Income/Expense

HOA Improvements Inc

	9,000	0
<b>Net Other Income/Expense</b>	<b>-9,000</b>	<b>0</b>

**Net Income**

	\$29,252	\$0
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**Balance Sheet****Assets**

<b>Current Assets</b>	
Total Checking and Saving	936,203
Total Accounts receivable	81,940
Total Other Current Assets	14,350
<b>Total Current Assets</b>	<b>\$1,032,493</b>
<b>Total Fixed Assets</b>	
	0
<b>Total Assets</b>	<b>\$1,032,493</b>

**Liabilities & Equity**

Accounts Payable	174
Payroll Liabilities	3,338
Accrued Expenses	4,907
Advanced Billing/Security Dep	1,750
Unit Owners Advance Payments	68,716
Deferred HOA Improvements	107,014
<b>Total Liabilities</b>	<b>185,899</b>

**Equity**

Reserves	576,579
Retained Earnings	241,201
Net Income	29,252
<b>Total Equity</b>	<b>\$846,595</b>
<b>Total Liabilities &amp; Equity</b>	<b>\$1,032,493</b>

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


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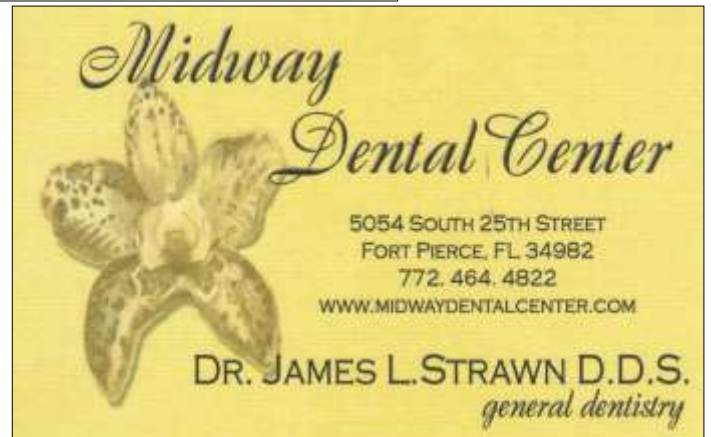
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# COMMUNITY NOTES

## New HOA Board

**President—Bob Evans**

**V.P - Leroy E. Hoff**

**Secy-Treas - Bob Coleman**

Pod A: George Maher – 1mar@msn.com

Pod B: Robert Coleman—marsancol@aol.com

Pod C: Marvin Ott – marvho7@aol.com

Pod D: Leroy E. Hoff - hoffgl@aol.com

Pod E: Bob Evans—rmevans42@live.com

Pod F: Ric Martino – emartino59@lifestream.net

At Large-Joseph Maffucci – jfooch@hotmail.com

## Hurricane Shutter Rules

Hurricane season is on its way. Please remember; 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 be 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.)

HOA Phone Book Available Now!

A copy will be sent to each HOA resident. Additional copies will be available at the HIOA office at a nominal cost.

## HOA Office Hours

Monday to Thursday 9:00 AM to 4 PM

Friday 9:00 AM to 1:00 PM

Lunch, Monday thru Thurs 12:00 PM to 2:00 PM

Tel # 772-344-0219

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# COMMUNITY PATROL

## COMMUNITY PATROL

Members of the St. Lucie North Community Patrol unit recently attended the annual luncheon provided by the PSLPD. During that time Chief Brian Reuther presented Certificates of Appreciation on behalf of the men and women of the Department.

During the year 2010, 317 volunteers contributed 20,705 hours of their time to the City and the Police Department. In dollars, that represents \$431,710.00 in value added to the City's budget.

Volunteers perform various duties, such as Patrol units, Crime Watch, Marine patrols, Parking enforcement, Crime Scene follow ups and many clerical jobs for the entire City.

The men and women of St. Lucie North gave 1,400 hours of their time, giving back to the City in which we reside. Thank you for your continuing dedication,

Bob Coleman, Cpt.

## FLEET WATCH PROGRAM

During the Community's Board of Directors meeting of April 20th, Officer Don Paris, 10 year veteran of the PSLPD, presented information on the new program that the Department is instituting.

It is called Fleet Watch. The main goal being to provide concerned citizens, who routinely operate highly visible vehicles in and around the city, with training to relay pertinent information to law enforcement officers. Training will be provided by a Crime Prevention Officer. This easily accomplished task will assist law enforcement officers in the detection of criminal activities and provide an added degree of safety for the citizens of Port St. Lucie. Fleet watch personnel are also trained to report roadside emergencies they may observe.

The implementation of this very effective and inexpensive program, will help in the reduction of all types of crimes and expedite a rapid response to any emergency situation which may require immediate assistance.

Examples are locating a lost child, searching for a suspect, reckless driving, brush or car fires, downed trees or power lines, and injured animals on roadways.

Participating companies may include Public Utilities, US Postal Service, tow truck operators, Waste Pro, cable, power and telephone companies. These vehicles are marked with an identifiable bumper sticker to inform the public that the operator has been trained to report emergencies to law enforcement.



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daniel.noelke@ffbic.com

## Open Letter to Canterbury Court

Hello friends & neighbors! to all of you who voted for me this past election, Thank You! As mentioned prior to our Annual Meeting, my goal in running for the Board was to bring our small enclave of neighbors closer together and more in touch with one another. In doing so, we will be able to stay current on Board activities, projects, etc. currently underway or planned for the community and have representation for our little piece of the St. James community.

I will do my best to keep you advised of Board actions, etc. As smallest of the St. James neighborhoods, we can possibly set goals for ourselves to get to know one another. Friendly waves as we travel Canterbury Ct., is one way to connect. There are many avenues open to us and hopefully some or all of you will have some suggestions....E-Mail directory, BYOB Parties, etc.

I have set up a separate e-mail account for your use to communicate....vent your frustrations.....ask questions, make recommendations, etc. I check e-mail regularly during the day so feel free to contact me. I'll do my best as your representative to follow through with answers, etc.

CanterburyCt@live.com

See you there!!!! George Maher



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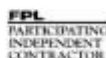
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# MEMORIAL DAY CELEBRATION



**St James Clubhouse - Sunday, May 29th**  
Rain Date - Monday, May 30th



## 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)

Games

Decorate your favorite vehicle!



Honor all Veterans

**Cost:**

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

50/50 Drawing



**RSVP by May 24th to:**  
Norma Santini: 344-4977  
Gerry Hoff: 343-7223  
Jean Evans: 873-5098

Win Prizes



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

Meet neighbors - Make new friends!

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

## Letter from the Pro



Dear Residents,

The Golf Club is enjoying its busiest season on record due to your continued commitment to the Course and its Facilities. Golf Memberships are increasing with new St. James Residents.



There is no better time than now to purchase or renew your Membership to the Golf Club. Members enjoy flat fee pricing, preferred tee time booking and range privileges.

June Membership Special: New Members will receive this Summer FREE with the purchase of an Annual Membership.

Refer a New Member and receive \$100 Gift Certificate.

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 up to 3 students.

As always, please contact our friendly Staff for all of your Golfing needs.

Yours truly,

Chris Cunniffe, Golf Professional,

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### Bocce News!

Come and play Bocce on our new Bocce court. Everyone is invited, no experience necessary. Currently, we are playing at 4pm on Tuesdays and Thursdays. As the summer progresses we would like to play at 7PM.

Any questions please contact Patricia Florio at [acadia\\_patricia@yahoo.com](mailto:acadia_patricia@yahoo.com)

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## Social Club News

### Social Club Update

It's hard to believe that our snowbirds will soon be heading back up "North" to spend their summers. Although St. James' population will shrink over the next several months, we want to continue to offer fun activities throughout the summer.

The Social Club's goal is to provide our residents with enjoyable activities which encourage getting out to meet your neighbors and have fun. We are a not-for-profit group and try to keep activity costs to a minimum or offer events free of charge to St. James residents. Earlier this month, Bob & Chris Evans presented a donation from St. James in the amount of \$600.00 to the Boys & Girls Club. This was made possible by their hugely successful Autumn Golf Tournament.

Our St. Patrick's Day Mix & Mingle and Kentucky Derby were well-attended and these get togethers are another way to come out and have fun for no cost other than BYOB and snack. This year's Easter Egg Hunt & Party was offered *free of charge* to approximately 50 children.

We are also holding one of our popular **Poker Nights** on May 20th and hope to set up another **Adult Comedy Night** or some other fun night during the summer. Our most popular event, the **Memorial Day Parade & Barbecue**, is going to be held on Sunday, May 29<sup>th</sup> (with a rain date of May 30<sup>th</sup>). A flyers describing the event and your reservation form is included in this newsletter. Please contact

Norma Santini at 344-4977 if you are able to help this year.

I am pleased to announce that the Social Club has purchased another tent canopy for St. James. This one is a 10'x20' foot canopy which has two side "wings" allowing it to be expanded to 24'x20'. We will continue to try to purchase items such as this which will help our outdoor activities be more enjoyable under the hot Florida sun.

We will be using this for the first time at our annual Memorial Day Barbecue and hope to raise some money through raffles, 50/50 drawings to buy another one.

I spoke to Karla Abraham and she is donating her talent to provide spectacular balloon columns which we will try to set up by the front area of the clubhouse where Bob heads up our Memorial service. For those of you who don't know Karla, she is an incredibly talented young lady who always comes up with the most unusual and wonderful balloon figures. It should be a nice addition to our decorations this year.

You have expressed a very strong interest in a proposed Wine Tasting Event; however we have run into some insurance liability issues that we are trying to work out. I don't know if we will be able to hold the event as we had hoped, however I want to assure you that we are looking into every possible solution to this problem.

The success of the Social Club depends solely on volunteer efforts of community residents and we need more people who are willing to help. It seems like we have the same small group of volunteers, and it's unfair to ask them to always coordinate the events and activities. Please consider joining us to develop new ideas for activities that interest everybody. Contact Debbie Holt at [dholt97@hotmail.com](mailto:dholt97@hotmail.com) if you have any suggestions for future events or would like to join the Social Club.

We will post all upcoming events on the sandwich boards by the entry gates and on the Community News Channel 2.

- **Texas Hold'm Poker night**
- May 20<sup>th</sup> - 7:30pm -
- HOA Clubhouse



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## COMMUNITY BULLETIN BOARD

### St James Beau-Tees Events:

We attended a presentation a "BEST VALUE JEWELRY & PAWN" on April 28th. It was fun for all who went...Food was delicious.

In MAY (date has not been set) we will go to the RAVE THEATER, for movie and lunch. June will be a "Card Making Party" details to follow.

We will be contacting by email and follow-up with phone call....not everyone reads email nor has an address. Looking forward to lots of fun.

Call: Norma Santini - 772-344-4977 with questions and upcoming fun events that would interest you.

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?

If so, send the details to: sjhoanews@gmail.com.

## Activities Corner

### AQUA DIVA'S



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.

### St. James Book Club

The St. James Book Club meets generally on the fourth Tuesday of each month at 1:30 PM in the clubhouse for the months of October through May. For some holiday weeks, the schedule may be altered. We invite any interested readers to attend our book discussions which are lively and interesting. See the upcoming schedule below:



May 24th Little Bee by Chris Cleave

October 25th A Fine Balance by Rohinton Mistry

November 15th Why Women and Men Don't Get Along by Carol Rhodes and Norman Goldner

December 20th The Thousand Autumns of Jacob de Zoet by David Mitchell

If you have questions, you may contact me at 772 873-9412.

Thanks, Paula Eliasek

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!

### Bocce Schedule!

Tuesday's & Thursdays at 4:00 PM  
Saturdays at 10:00 AM

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

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# Mailing Information

SAINT JAMES GOLF CLUB HOA  
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Fax: 772-344-0818  
Email: [stjamesgchoa@bellsouth.net](mailto:stjamesgchoa@bellsouth.net)  
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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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