

Saint James Golf Club HOA



Newsletter

Volume 8 Issue 2

3rd 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

We are half way through 2007 and so far our financials look good. Revenues are slightly above budget and expenses are below budget. This will allow us to make improvements in the association properties. Some people would like to see us add speed bumps through out the community, others would like to see us make improvements to the lakes , and still others would like to see improvements in the recreational areas.

You need to help us make the decisions that best meet the needs of the majority of the community. We have HOA meetings on the 2nd and 4th Wednesday of the month. You can attend and help us with our decisions during the meeting. You can also e-mail us your thoughts through our website at www.stjamesgolfclubhoa.com or e-mail us direct at stjamesgchoa1@bellsouth.net . Your input will help us make better, more informed decisions.

I think that as our community has matured it is looking better. However, there are things that we need to do to our homes to help the community continue to look good. Several homes need to have their roof cleaned and some could use a coat of paint. The value of our home is determined in part by the looks of our home, surrounding homes, and the over all community. Let's all do our part to keep up the value of our community.

Several Homeowners and visitors have broken the entrance gates. The security cameras at the front gates have helped us identify some of these people. In most cases we have been able to recover the cost of repair. We are looking at improvements to the cameras that would have helped identify the others. The Security system has more than paid for itself through recovered gate repair cost.

Speeding is still a problem through our com-

munity. The speed limit is 25mph on the Boulevard and 15mph on the residential streets. We seem to have more and more children in our community. We do not want to injure anyone so please obey the speed limits.

We are in the middle of **Hurricane season**. When we moved into our community we all agreed to live by the rules of the community. There are rules that state when Hurricane Shutters can be put up and must be taken down. These rules include the accordion style shutters and when they can be closed. There are fines for not following the rules and we will enforce them. Shutters should not be put up or closed until we are under a Hurricane warning and should be opened or removed within 7 days of the Hurricane warning being discontinued. This includes all windows ,sliding glass doors and all types of shutters. This was part of the rules when you moved in and until we (HOA) change them they will be followed and enforced with fines if need be.

Let's all work together to make this a great community.

Robert Evans
President

Breaking News!!

As we go to press the HOA Board has reached an agreement to settle the suit against our Cable provider- See the details on Page 4

Financial Results – Quarter Ended 06/30/2007

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

Profit & Loss

	<u>Jan - Jun 07</u>	<u>Budget</u>
Ordinary Income/Expense		
Income		
Assessments	609,658.97	612,900.00
Contributions - Initial Capital	3,150.00	4,500.00
Late Fee Income	6,475.00	0.00
Fine Fee Income	1,800.00	0.00
Interest Income - Operating	100.00	0.00
Homeowner Publications Revenue	1,080.00	750.00
Application & Sales Fees	4,500.00	0.00
Gate Opener	1,889.50	0.00
Contractor Reimbursement	205.83	0.00
Miscellaneous Income	3,823.00	2,499.98
Total Income	<u>632,682.30</u>	<u>620,649.98</u>
Expense		
Administrative	44,273.37	44,950.02
Maintenance & Repairs- General	33,055.82	31,500.00
Insurance	9,114.66	14,475.00
Grounds, Landscape & Irrigation	212,512.58	216,456.00
Lake & Fountain	15,350.37	24,254.02
Clubhouse Operations	16,780.66	23,099.94
Utilities	145,429.69	153,068.00
Miscellaneous	40,072.26	62,860.04
70000 - Transfer Reserve	52,045.02	52,044.98
Total Expense	<u>568,634.43</u>	<u>622,708.00</u>
Net Ordinary Income	<u>64,047.87</u>	<u>-2,058.02</u>
Other Income/Expense		
83888 - HOA Improvements Excess	29,259.00	
Total Other Expense	<u>29,259.00</u>	
Net Other Income	<u>-29,259.00</u>	<u>0.00</u>
Net Income	<u>34,788.87</u>	<u>-2,058.02</u>

Balance Sheet

ASSETS

Current Assets	
Total Checking/Savings	315,338.20
Total Other Current Assets	16,900.89
Total Current Assets	<u>349,709.51</u>
Total Fixed Assets	<u>6,051.05</u>
TOTAL ASSETS	<u>355,760.56</u>

LIABILITIES & EQUITY

Liabilities

Current Liabilities	
21000 - Payroll Liabilities	1,046.16
21500 - Accrued Expenses	6,236.77
22000 - Unit Owners Advance Payments	46,616.73
23888 - Deferred HOA Improvements	29,259.00
Total Other Current Liabilities	<u>83,158.66</u>
Total Current Liabilities	<u>83,158.66</u>
Total Liabilities	<u>83,158.66</u>

Equity

Total 31000 - Reserves	160,758.41
32000 - Retained Earnings	77,054.62
Net Income	34,788.87
Total Equity	<u>272,601.90</u>
TOTAL LIABILITIES & EQUITY	<u>355,760.56</u>

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Detailed financials and updates can also be found on the HOA website www.stjamesgolfclubhoa.com

Hurricane Watch

Hurricane shutters may only be used after a Hurricane Watch has been issued for the area and must be removed within seven (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.)

Hurricane shutters may not be used to protect windows from golf balls.

In the event of a hurricane watch or warning, it is extremely important that homeowners prepare their homes and property. Any items in the yards or decorations on the house should be stored inside. Any loose items could be airborne missiles in a storm.

Not abiding by these guidelines can result in violation notices and possible fines. We thank you for your cooperation.

TREE STAKES

Many of the stakes that were used to support newly planted trees were installed over 2 years ago and are no longer needed. The stakes interfere with proper lawn maintenance, making it more difficult to mow around the trees.

It is each homeowner’s responsibility to remove the stakes when they have outlived their usefulness.



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Private Property

In our community we do not have a lot of fences and other barriers. This adds to the beauty of the neighborhoods and complements the openness of the golf course. But, sometimes we forget that the invisible property lines exist and we allow our pets and children to frolic and play in our neighbors yards or use them as paths from one street to another.

Please respect your neighbors privacy and restrict your pets and children to the common grounds and play areas.



Ron Albert
772-359-3810

ron-albert@msn.com

Debbie Beichel
772-708-3292

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COMMUNITY NOTES

The Gate Breaker

The same person has broken our gate 3 times and is costing the HOA money. We have pictures of him breaking the gate but so far we have not been able to identify him.

Saturday July 28 at about 3:00pm was the latest date and time that he broke the gate. He appears to be about 5 foot 8 inches tall, white, overweight, wearing large baggie shorts. He got out of the passenger side of a silver PT/ Chrysler Curser coverable with a black top.

Someone was in a car behind him and may be able to give us additional information. Once we identify this person he will either pay for repairs or we will turn over a DVD of with pictures of all three times that he has broken the gate to Port St. Lucie Police for them to deal with him as a vandal.

If you have any information that can help us Identify this person please call the HOA office at **772-335-7155**.

Gator and Snake Alert

Each and every lake should be approached as if an Alligator is in it. At one time or another a Gator has been spotted in every lake.

With the onset of the rainy season, snakes living in our preserves and near water retention ponds become displaced from their homes. **BE EXTREMELY CAUTIOUS** when near water, and when outdoors at night. Rattlesnakes, water moccasins, and other potential harmful vipers are part of life in Florida.

During a recent pond treatment, over 25 cottonmouth moccasins were spotted. Be advised that this particular species is very aggressive and a bite can be life threatening, or at the very least, result in the loss of tissue or worse.

Cable TV Settlement

Your HOA Board has reached an agreement to settle our suit against RTH Cable.

Changes to the Cable Agreement

- Agreement is 10 years starting 8/9/2007
- 65 Channels in the basic package. Not to be duplicated unless required by FCC example analog and HD channel WPTV 5
- Service quality to be comparable to Direct TV
- HOA credit for outage over 3 hours after notification received
- Competitive package plans offering premium channels
- Repair calls as set forth in FCC code 76.309
- HD in 6 months
- HD receiver box available for rental
- Free HOA channel with training in 60 days
- A program/channel guide with in 6 months
- Upgrade the system to include digital, video, broadband, and HD with in 6 months
- As technology changes to upgrade the system within 18 months unless the payback would not occur within the remaining length of the contract or there is less than 18 month remaining in the contract.
- Default Clause.

Other than those amended as above all other provisions remain the same.

Litestream Cable, an affiliate of RTH, will be our provider for the future services. They are also offering Broadband Internet service. Their customer service number is 877-212-4744

This new agreement should provide our residents with better service and a more comprehensive cable package.

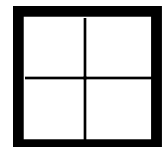
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Letter from the Pro



Dear Residents,

The Golf Club is happy to report that our Bunker Renovation Project is progressing well. We are on schedule for completion in October. In addition, we are currently cleaning up our Rough areas & landscaping several locations.

The Golf Grill has added a BBQ on weekends from 10AM until 2 P.M. including: Burgers, BBQ Chicken, Ribs, + weekly specials. Non-Golfers are welcome.

There is no better time than now to purchase a Membership to the Golf Club. Lock in now at current rates for 12 months.

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.

Don't forget to Tune In on Saturday Mornings for the St. James Golf Show on WPSL 1590 from 7:00A.M. to 8:00A.M.

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

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

Golf Course Notes

90 Degrees? I don't think I'll play today.

Whenever the fairways are wet from recent rains the Pro will post a 90 degree sign.

It is strange but true—some people cancel whenever the rule is effect. Actually proper course etiquette requires that the rule is *always* if effect.

The fairways are delicate close cropped grass. To help maintain those fairways it is helpful to avoid driving on them as much as possible, wet or dry.

All that is required is that carts are driven on paths or rough until even with your ball and *then* across the fairway. Of course, carts should be kept at least 20 yards away from greens and tees.

You may have noticed that ST. James Golf Course has put up new "NO TRESPASSING" signs at various entrances to the course.

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

Non-members are not permitted to enter the golf course property unless they have written permission. There is no walking, biking, pet walking, etc. allowed on the course or golf cart paths without approval of the Golf Club. You could be arrested for trespassing.

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Social Club News

Hello St James Residents:

For the newer residents and some that aren't familiar with our "club", the Social Club runs events throughout the year geared towards bringing the community together and making it a wonderful place to live and know your neighbors.

We need your support with new ideas, volunteers and at the fund raisers, such as Poker Night. The Social Club is able to bring kids events to the community and keep costs low for residents at all the events due to fundraising and the efforts of the Social Club members. We need help though. Wonderful people are depended upon to bring these events to life, and we need more wonderful people with their imagination and enthusiasm to join us.

With that being said, there are events scheduled and some "in the works" for the remainder of 2007. On August 4th, we hosted a "Kids Lunch and Magic Show". The lunch consisted of good food choices and some nutritionally enhanced versions of their favorites (like mac & cheese and brownies). The kids were entertained by Shontel the Magician, a favorite among St Lucie residents.

Poker Nights, held on Fridays, once each quarter, are a Texas Hold'em type of poker with a \$25 buy in. \$10 goes to the Social Club and \$15.00 goes into the prize pot for the top finishers. We always get a good turnout and we are looking for more players! No experience needed. Poker Nights are going to be scheduled on a quarterly basis.

The St James Golf Tournament is "in the works", with the probable date being Saturday, November

10th. The format will be a 2 person best ball, with prizes for gross and handicap. Afterwards, for all the players and open to anyone in the community that do not play, we will have a party at the clubhouse with drinks, dinner, prizes and a good time.

Details for these events, and all others are listed on the St. James Calendar, on the bulletin board at the clubhouse or you could always call the main office and get the contact numbers.

Again, we need volunteers and new ideas to keep the Social Club and the community full of activity!

I look forward to seeing everyone at the next event.

Bobbi Van Moorlegem

VOLUNTEERS

The HOA needs Volunteers.

We need people to help us enforce the Restrictions and Covenants. If you would like to help please contact the HOA office at 772-335-7155 and tell Judy you would like to help on this committee.

We also will start work on the 2008 budget and HOA dues. Anyone who would like to help in this process please contact Juy in the HOA office 772-335-7155

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COMMUNITY BULLETIN BOARD

PET SITTER NEEDED:

Occasional pet sitter needed for my very spoiled 9 lb Maltese dog, your house or mine.
Contact Sue Widisky: 878 1877

CLUB STILL NEEDS HELP!

Person needed to take care of club house library. Time required about one hour per week.
Person or persons needed to take care of landscaping in front of clubhouse and in pool area. Time required 4 hrs per month.
Interested parties call 772 785 8309 ask for Phil or speak to Judy in clubhouse office

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.

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

Activities Corner

"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

A "hoot" will be held soon. Watch for a notice. Call Norma Santini 344-4977 for more information.



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.

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.

The clubhouse may be reserved by homeowners for private functions. Reservations are available in 4 hour blocks of time:

8 A.M.-Noon
1 P.M.-5 P.M.
6 P.M.-10 P.M.

If you need time for set up, for example, you must reserve 2 blocks of time. The **non-refundable** donation to the St James HOA is \$75 per block of time. A \$200 damage deposit is also required. Clean up is the responsibility of the renter.

NOTE: use of the pool and exercise facilities are not included in your reservation!

For info or to make reservation contact :Ric Martino 446-7861.



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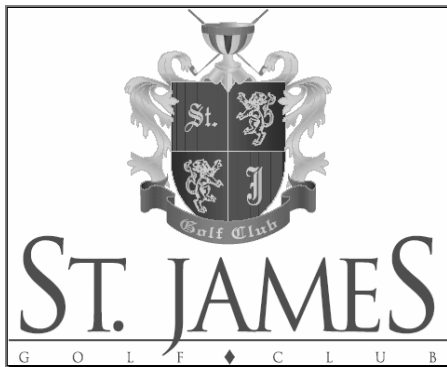
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For Info

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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 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 772-335-7155 or e-mail at sjhoanews@gmail.com.

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