

Saint James Golf Club HOA



St. James HOA Newsletter

3rd 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:

<i>Financials</i>	2
<i>Community Notes</i>	3
<i>Community Patrol</i>	4
<i>Letter from the Pro</i>	7
<i>Community Bulletin Board</i>	9

FROM YOUR HOA PRESIDENT

We are half way through the year and our financials are in good shape. I believe this is due to a good budget process, paying attention to our expenses and how we are spending our money.

I would also like to thank Bob Coleman our Treasurer and the hard work that he is doing to make sure we collect our HOA dues. Marvin Ott and the maintenance Committee are doing a great job in keeping the community looking good and making sure that we are getting **our money's worth when we or a vendors repair something repair something.**

The Board has been working on several improvements. The driveway and parking lot at the clubhouse has been resurfaced and striped. I think it looks very good. Several road repairs have been made. Soon you will see 2 gazebos in the common area. I hope that you will agree with the Board that these are a welcome improvement.

We are having are weirs repaired. **This is something you won't see but is needed.** We are working on repairing fountain and the lights to the fountain at the roundabout. We also plan on replacing the fountain at the entrance. Our objective is to find a fountain that is much more **impressive, won't overspray the**

sidewalks and parking lot and will be lighted. The landscaping committee is looking at improving the look of our community between Selvitz and the gatehouse. If there are improvements or additions that you would like to see please attend one of our Board meetings and let us know what they are.

In this newsletter there is an insert that you need to read and fill out. It **is important and if you don't do it** your access card and or gate clicker may not work. So please read it, fill it out, and return it as soon as possible.

Bob Evans –President

ALERT—ALERT
 Each resident & renter must update their access info or your gate cards may not work
 See enclosed flyer

St. James Golf Club HOA - 2011 Financials

January through June 2011

As of June 30, 2011 (unaudited)

Profit & Loss**Ordinary Income/ Expense**

	Jan-Jun '11 Actual	YTD Budget Jan-Jun
Assessments	623,700	\$623,700
Capital Contributions	0	0
Late Fees	3,211	0
Fine Fee Income	0	0
Interest Income	177	0
Homeowner Publications	4,100	0
Applications & Sales Fees	4,400	0
Gate Opener	1,829	0
Rental Income	7,482	0
Misc. Income	<u>64,762</u>	<u>10,000</u>
Total Income	<u>\$709,661</u>	<u>\$633,700</u>

Expense

Administration	\$55,373	\$80,599
Maintenance & Repair-General	43,252	36,813
Insurance	8,531	8,500
Grounds, Landscape & Irrigation	161,762	190,556
Lakes & Fountains	12,465	16,462
Clubhouse Operations	16,856	20,550
Utilities	181,592	192,318
Misc-Contingency	539	26,885
Transfer Reserve	121,020	61,018
Assoc Owed Unit Expense	8,865	0

Total Expense	<u>\$610,255</u>	<u>\$633,700</u>
----------------------	-------------------------	-------------------------

Net Ordinary Income	<u>\$99,406</u>	<u>\$0</u>
----------------------------	------------------------	-------------------

Other Income/Expense		
HOA Improvements Inc	<u>17,461</u>	0
Net Other Income/Expense	-17,461	0

Net Income	<u>\$81,945</u>	<u>\$0</u>
-------------------	------------------------	-------------------

Balance Sheet**Assets**

Current Assets	
Total Checking and Saving	1,056,255
Total Accounts receivable	93,761
Total Other Current Assets	13,254
Total Current Assets	\$1,163,270
Total Fixed Assets	0
Total Assets	<u>\$1,032,493</u>

Liabilities & Equity

Accounts Payable	3,928
Payroll Liabilities	3,207
Accrued Expenses	4,907
Advanced Billing/Security Dep	2,675
Unit Owners Advance Payments	62,457
Deferred HOA Improvements	<u>115,476</u>
Total Liabilities	<u>192,650</u>

Equity

Reserves	648,143
Retained Earnings	240,531
Net Income	81,945
Total Equity	\$970,619

Total Liabilities & Equity	<u>\$1,163,269</u>
---------------------------------------	---------------------------

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


Bunions • Hammertoes • Corns • Calluses • Heel Pain
Ingrown & Thick Toenails • Diabetic Foot Care • Arthritic
Warts • Injuries • Custom Orthotics & Shoes

Over 20 Years Experience!

DR. KEITH KALISH
PODIATRIST

772-567-0111
1285 36th St., Ste 203
Vero Beach

772-465-3207
2500 Quincy Ave.
Ft. Pierce

Dual Board Certified
Medical & Surgical Foot Specialist
Podiatrist

www.kalishfootcare.com

ALL AMERICAN GARAGE DOORS, Inc.

SALES ~ SERVICE ~ REPAIRS ~ REPLACEMENTS
Emergency Service



St. Lucie West
Fort Pierce
460-6900

PSL
Jensen Beach
873-2882

Stuart
Palm City
223-9992

25 Years Experience Free Estimates

COMMUNITY NOTES

WELCOME COMMITTEE UPDATE

On June 25, 2011, the Welcome Committee presented **Baskets to new Homeowner's** :

Giuseppe & Rorianna Giallongo, 428 Canterbury
Ryan & Kristina Bittman, 425 NW Sheffield Cr.
William & Georgette Grassam, 377 NW Stratford

Welcome to our new homeowners:

Kris & Sarah Armson, 531 NW Waverly Cr.
James & Joyce Calabrese, 368 NW Stratford Ln
Joseph & Tina Tonello, 403 NW Stratford Lane
Brigitte Bigras & Roger Gervais, 317 NW Sheffield Cr.
Kevin & Jeanne Sheehan, 427 NW Dover Ct.

The Committee meets approximately once a month, the third Tuesday of each month. We update all Community & Vendor information packets, Use Restrictions Rules & Regulations) etc. All information is available at the Association Office for all homeowners and renters.

The Saturday morning after our Meeting, the Welcome Committee Visits all available new homeowners. We look forward to our visits and greeting new Homeowners to our Community.

FALL COMMUNITY GARAGE SALE

Our annual fall garage sale is scheduled for Saturday, October 8th, from 9am to 1pm. Ads will run in the local paper and on Craig's list.

Always a fun event, and an opportunity to clean out un-used articles and pocket some cash !!

Books for Our Troops

Suzie Q's restaurant on Aroso Blvd. will take the full address of any service man and see that he receives books on a regular basis. Or you can drop the address list off at our HOA office. Must have full address listing APO etc.

Some of the books sent over are donated by the St. James Gulf Club, they are the extras that accumulate in our library.

St James Resale Specialist

Now located in the Publix shopping plaza



Melody F. Jacobs

Business: 772.807.1156

Cell: 772.631.0442

Fax: 772.621.3974

Email: Realtormelody@gmail.com

I live here, work here, and golf here!

#1 in homes sold in St. James – #1 in homes listed in St. James

Call me today for results!

Jacobs Real Estate Services



JUST CHILLIN' HVAC, LLC.

Air Conditioning & Heating

\$59.95

COMPLETE SUMMER CHECK UP

(772) 940-4373

LOCALLY OWNED

LICENSED & INSURED

LIC#RA13607465

10% senior citizen discount



FLORIDA FARM BUREAU INSURANCE COS.
SOUTHERN FARM BUREAU LIFE INS. CO
BLUE CROSS AND BLUE SHIELD OF FLORIDA



DANIEL NOELKE

Special Agent

Phone: (772) 465-0440

Cell: (772) 332-7262

Fax: (772) 465-0428

3327 Orange Avenue

Fort Pierce, FL 34947

daniel.noelke@ffbic.com

COMMUNITY PATROL

COMMUNITY PATROL

Homeowners are reminded that there is **NO PARKING** on the street within the St. James Golf Club Community. This restriction applies 24 hours, 7 days a week.



The **ONLY EXCEPTION** allows for parking when guests are present and your driveway is full. This keeps us in compliance with the traffic code of the City of Port St. Lucie. The pertinent section of the code follows in bold letters.

“No person shall stand or park a vehicle upon or within the traveled roadway or within 12 inches of the edge of the pavement within the traveled roadway, except momentarily for the purpose of and while actually engaged in loading or unloading merchandise or passengers or performing work within the traveled roadway.”

TRYON Plumbing & Solar

(772) 465-0284

- Solar Pool Heaters
- Solar Water Heaters
- We Service All Makes
- Pool Heat Pumps •
- Tankless Heaters •
- Owner: Robert Tryon •

LET THE SUNSHINE
WORK FOR YOU!



925 Wagner Place • Fort Pierce, FL 34982

www.tryonsolar.com

Pest Elimination

Van Wal

Services

Licensed and Insured

Special
pricing for St
James Residents

We live in St James
Ask for Michel or
Bobbi (from the Social Club)

All types of ants,
roaches, ticks
fleas, rodents &
fireants

(772) 283-0005

Open Letter to Canterbury Court

Needless to say summer has arrived and the heat somewhat prevents a lot of outside work on our homes. Although not mandatory within our documents, a number of homes have a fresh coat of paint, improving appearances and helping to retain, if that's a possibility in this economy, our values. The Canterbury e-mail was only addressed by one owner and hopefully, proved successful in responding to and correcting the question at hand. No one has come forth with e-mail addresses for a Canterbury directory. If you might be interested, send it along to CanterburyCt@Live.com and we will start a directory.

The Board of Directors is in the process of finalizing some improvements to our amenity areas making the areas that much more enjoyable. Check with our President's report for his updates. Please keep in mind that overnight parking on our streets is a potentially dangerous situation. Emergency vehicles, if accessing our cul de sac require clear roadways to access their destination. Additionally, operating a business from your home is a violation of our documents as well as violation of city ordinances. Commercial signage on vehicles is another violation. We in Canterbury seem to be somewhat free of these issues and hopefully will keep it that way! Again, any issues that I may assist with, please contact me.

George Maher - CanterburyCt@live.com

SKILLS AND KNOWLEDGE TO GET THE
RESULTS YOU WANT



109 SE FLORESTA DRIVE
PORT ST LUCIE, FL 34983

For the best, personalized service
call

JIM ROBINCHECK
Your Local Resident REALTOR®

DIRECT: **772-834-8678**

BUS: **772-878-2600**

FAX: **772-871-9933**

E-mail: jimsoldit@aol.com

www.JIMROBINCHECK.com

Licensed Real Estate Professional
Sun Realty & Auction Service, LLC

ATTENTION!!! ATTENTION!!!

VERY IMPORTANT PLEASE READ

The Homeowner Association is in the process of updating the information in our gate system. It is important that you fill in the information on the back side of this sheet and return it to the Association as soon as possible.

We will be matching this information to the information in our gate system. If we have codes in our gate system that is not matched up to the information on this sheet then that access card and or clicker will be removed. If that is your card or clicker and you did not tell us it will no longer work. Once that happens to get it working again you will need to come to the office and fill in this form.

Save yourself and the Association some time and aggravation. Fill out the form now and get it to us ASAP

This applies to both Homeowners and Renters

You can mail, fax it, or drop it off at the office

Thank you.

HOA

St. James Golf Club HOA
5601 NW St. James Blvd.
Port St. Lucie, FL 34983

FAX # 772-344-0818

You tried the rest...

NOW try The BEST!!!

Premier Painting
of The Treasure Coast LLC

Licensed & Insured • St. Lucie Lic. # 26083 • PSL Lic. # 10*11067 • IRC Lic. # 18260

"We take the time to do the job right the first time"

Call Now to schedule a FREE color consult with Dawn 772-359-5663

Call 772-634-1275 for a FREE Painting Estimate

Office & Billing Address:
2541 SW Abate Street, Port St. Lucie, FL 34953

Joseph Banasiak
Fax: 877-242-0399

JoeBana@gmail.com

Letter from the Pro



Dear Residents,

The Golf Club is excited to enter into the 2011-12 season. We appreciate your ongoing support for the Club.

Be sure mark your calendars for your Annual HOA Golf Tournament November 12th & the popular Night Golf, set for January 7th. **The Treasure Coast Men's League** now has 20 open spots for the upcoming season. League play is from 6:30AM to 8:30AM Monday Wednesday & Fridays. Ladies Day currently has a waiting list for Tuesday play.

There is no better time than now to purchase your Membership for the Golf Club. Sign up by calling or stopping by the Golf Shop for Annual or Seasonal Membership information. Early renewals will enjoy \$100 Food & Beverage Credit.

Take advantage of our Bi-Weekly Clinics. Wednesdays & Saturdays at 10:00AM. Clinics are \$10 for St. James Residents & \$15 for Guests. Private Instruction is available at \$50 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



Annual St James Homeowners
Golf Tournament
Coming Nov 12, 2011—Watch for the Details!

COVINGTON INSURANCE AGENCY, INC.



Don't Despair • Let Us Compare

Now Offering

**Golf Cart Insurance • Home • Auto • Boat
Renters • Landlord Policy • RV • ATV**

Conveniently located in the Ramey Rug Plaza
next to the St. Lucie Car Wash on US Hwy, 1, Port St. Lucie

8864 S. US Highway 1
Port St. Lucie, Florida

772-398-8000



Proudly keeping
your
St. James Neighbors
pest free!!

**Environmentally Aware
Since 1990**

878-3002

www.adamspest.biz

A&P PAINTING

& Pressure Cleaning

2 yr.
Warranty
of No
Regrowth

NEVER CLEAN YOUR ROOF AGAIN

Ask about our specials.

**FREE Full Cleaning Of Roof &
Exterior House With Exterior Paint Job.
Interior Painting Whole House Specials
Paver sealing & Pool Decks,
All Your Painting & Cleaning Needs.**

call Bob Hickey

772 475 7033

roof-a-cide.com



UC PSL09 0343 & Inc.

Social Club News

Social Club Update

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.

We will be preparing a questionnaire for insertion into the 4th Quarter Newsletter to determine interest levels for various activities discussed at the last Social Club meeting. Many ideas were discussed for future events/activities; however we need to determine overall community interest before proceeding.

The success of the Social Club depends solely on volunteer efforts of community residents and we need more people who are willing to help.

Contact Debbie Holt at 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.

Thanks everybody!

Debbie

BUS TRIPS with Sue

A great time was had by our first bus trip this year to the Coconut Creek Casino and Festival Flea Market. Most of us came home a winner, whether it was cash or great bargains. Our very own pool monitor, Jonathan, won the raffle for a free casino trip!!

August 31st another similar trip is being planned, so e mail or call me if you're interested, \$29.pp \$20 free play plus free buffet. .

We are planning several bus trips in the coming months, including:

SAWGRASS MILLS OUTLETS SHOPPING TRIP on September 22nd. We leave at 8 and arrive home by 5. Cost is \$29 per person which includes the bus, plus lots of discounts and coupons. Get a head start on your holiday shopping! Shopper Sue will be there to guide you.

JERSEY BOYS, Broward, on January 21, 2012. The Cost of this trip is \$139 per person and includes bus transportation, show and dinner at **Chuck's Steak House**. **Tickets are selling fast.** There is limited availability at this time. I was told it will be the original Broadway cast. A \$75 deposit is required.

BILLY ELLIOT, Broward, on February 25, 2012. The cost of this trip is \$129 per person and includes transportation, show and dinner.

MOUNT DORA, October 22nd we hope to get a group for the Annual Craft Fair at Mt. Dora. Cost is \$43.pp

These trips are offered to all adults residing in the St. James community.

Please contact Sue at 878-1877 or mommasue-329@hotmail.com for more info on these trips.



871-9888
PORT ST, LUCIE, FLORIDA
FAST DELIVERY



Breakfast and Lunch

Open 7 Days a Week • 6 am - 2 pm

6554 NW Selvitz Rd.
Port St Lucie

878-7500

Midway
Dental Center

5054 SOUTH 25TH STREET
 FORT PIERCE, FL 34982
 772.464.4822
 WWW.MIDWAYDENTALCENTER.COM

DR. JAMES L. STRAWN D.D.S.
general dentistry

COMMUNITY BULLETIN BOARD

LET'S CRUISE!



Cruisin' with Susan: March 9th, 2012

Holland American Zuiderdam from Miami
 \$1699.00 inside, \$1899 outside cabin,
 \$2199, balcony. It's pricey but includes
 bus transportation to and from Miami and
 I'm sure other things on the ship.
 Ports of call are the Bahamas, Aruba, Cura-
 cao. Antilles, Panama Canal, Gatun Lake
 (part of the Canal) and Costa Rica.
 Cruise is 10 days.
 Call Sue: (772)878 1877
 e-mail: mommasue329@hotmail.com

Sailing with Sally: April 21st, 2012 :

Carnival Freedom from Ft Lauderdale
 Prices to be announced, but much less than
 above trip
 Ports of call are Grand Turk, Dominican Re-
 public, Curacao and Aruba.
 Cruise is 8 days
 Call Sally: (772) 879 4223
 e-mail: sjsantilli@yahoo.com

Have an activity, hobby or other interest that you would like to share with your fellow homeowners?
 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.

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!

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



(772) 871-5757

Serving the Treasure Coast
 with over 25 years experience

- Maintenance Contracts
- Service call only \$49.95
- No overtime charges
- 24-hour service
- Same-day service
- Air conditioning duct and dryer vent cleaning available
- St. James resident references available upon request

DISCOUNT
 10% Senior Discount with
 this coupon



V.H. EXTERIORS INC. ALUMINUM DIVISION

"For all your aluminum needs"

Vaughn Hoskins

Soffit • Fascia • Screen Rooms
 Poly Rooms • Railings • Windows



772-871-6484 • 772-519-0460

Licensed



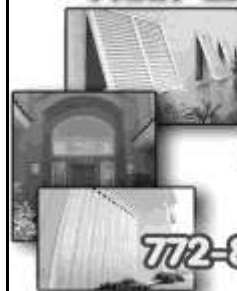
Insured

V.H. EXTERIORS INC.

SHUTTER DIVISION • HURRICANE PANELS

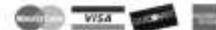
Steel • Aluminum • Clears
 Accordions • Bahamas • Roll Up

Vaughn Hoskins



772-871-6484 • 772-519-0460

Licensed



Insured

Mailing Information

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

Phone: 772-344-0219

Fax: 772-344-0818

Email: stjamesgchoa@bellsouth.net

Web Site: www.stjamesgolfclubhoa.com



Your HOA Newsletter has it's own e-mail address. Send, comments and ads to sjhoanews@gmail.com

St. James



Golf Club

**PLAY GOLF ALL YEAR FOR UNDER
\$25 PER ROUND WITH OUR**

**INTRODUCTORY FAMILY GOLF
MEMBERSHIP.**

INCLUDES RANGE & CART FEES!

Call 772-336-4653 For Info

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

sjhoanews@gmail.com.

Support our Advertisers and when you use one of our advertisers please let them know you live in Saint James Golf Club and that you saw their Advertisement in our newsletter.



ROOF CLEANING FROM \$150

Safe For Your Roof & Plants

Also:
Driveways (+ Sealing)
Pool Enclosures
Lanais
Home Exteriors
Sidewalks

772-342-8728

Ask For St. James Special Pricing

Fully Licensed & Insured