

Saint James Golf Club HOA



Newsletter

Volume 9 Issue 1

4th 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
Treasurer: Larry Mosey
Secretary: Leroy Hoff
Member: Gus Daal
Member: Chris Evans
Member: Leonard Lea
Member: Patricia McNally

Inside this issue:

Budget	2
Covenants & Restrictions	3
Elections	3
Violation Letters	3
Community Patrol	4
Letter from the Pro	5
Social Club News	6
Community Bulletin Board	7
Activities Corner	7

FROM YOUR HOA PRESIDENT

The Board of Directors met on October 24, 2007 to approve the Budget and adopt the HOA dues for 2008. The information about this meeting was sent to you in a homeowner's letter of September 26th 2007.

During this meeting the Board of Directors adopted the HOA dues for 2008 of \$450.00 per quarter. You will find a copy of the budget that the Board Of Directors adopted for 2008 in this newsletter. This was done in accordance with Florida State Statute 720, the Declaration of Restrictions and Covenants, and By-laws for St. James Golf Club Homeowners Association Inc.

If you would like a more detailed copy of the budget it is available at the HOA office. Send us a self-addressed stamped envelope with a request for a copy and we will mail it to you or you can call us with your FAX number and we will send you a copy. There will also be a copy posted on our website:

www.stjamesgolfclubhoa.com.

In the month of December you will receive a coupon book that will include the four (4) quarterly dues payments. You will also be able to set up Direct Deposit (Electronic Funds Transfer) at that time. You have an account number. It is very important to include that number on all transactions. If for some reason you have not received the coupon book before January 1, 2008 please call the HOA office. Please make all payments using the coupons and the mailing address on the coupons or use EFT.

We have two major voting issues that we as homeowners need to be aware of and participate in. We need to vote and we

need to help the committees on these two issues get out the votes. Both issues will be brought to your attention within the next 90 days. The first issue is change to our Restrictions and Covenants. You will soon be hearing from the committee that leading this voting effort. The second issue will be the nomination and election of officers. This will be managed by our elections committee and will conclude with the election of officers at the Annual HOA meeting on March 12, 2008. I would like to see more people running for the board in 2008. Last year many of the officers went unopposed. I think we need to have a choice and more people involved.

Last but not least I wish you all **Happy Holidays and Happy New Year**

Robert Evans
President

Attention!!

This edition of our newsletter contains certain articles that are MUST read for EVERY homeowner:

Upcoming Board Elections—we need more people to step up to the plate

Vote to Change the Covenants & Restrictions—we need full participation

—
See the details on Page 4

St. James Golf Club HOA - 2008 Budget

As approved by the Board of Directors—Details available at the HOA clubhouse

St James Golf Club Homeowners Inc 2008 Budget

Approved by Board of Directors

	Projected 2007	2008 Budget
Ordinary Income / Expenses		
Income		
Total	40000 - Income	
	\$ 1,263,612	\$ 1,257,400
Expense		
Total 50000 - Administrative	\$82,621	\$88,300
Total 51000 - Maintenance & Repair - General	\$51,841	\$59,500
Total 52000 - Insurance	\$18,914	\$22,000
Total 54000 - Grounds, Landscape & Irrigation	\$422,683	\$444,724
Total 55000 - Lake & Fountain	\$31,516	\$43,908
Total 56000 - Clubhouse Operations	\$41,000	\$43,426
Total 58000 - Utilities	\$291,266	\$315,318
Total 59000 - Miscellaneous	\$64,469	\$53,094
Total 70000 Transfer Reserves (Replacement Fund)	\$104,090	\$104,090
HOA Improvements Recreation area	\$83,040	\$83,040
Total Expenses	\$1,191,439	\$1,257,400
Net Difference	\$72,173	\$0

2008 Quarterly Dues \$450.00

Notes

- 1) Revenues based on 692 homes
- 2) Current receivables are \$70,971 of which \$50,000 are at the Attorneys for collection.
- .3) If these are not collected then the Difference in 2007 will not exist as shown



MLSM

JIM ROBINCHECK.com
REALTOR



BUS.: 772-878-2600
BUS. FAX: 772-871-9933
CELL: 772-834-8678
robincheckj@bellsouth.net

*Your Local St. James Resident/Owner Realtor
Please Call for Excellent Service*

109 S.E. Floresta Dr., Port St. Lucie, FL 34983

Lasting Visions Cleaning & Handyman Services



*Residential & Commercial Cleaning Services
*Residential Handyman Services
*AND MORE
No Job to big or to small

For more information call
772-224-8224 OR 954-479-6381
or you can e-mail us at lasting.v@hotmail.com

COMMUNITY NOTES

Time to begin thinking about the next Board elections

The next elections for the Board of Directors of the St James Golf Club Homeowners Association, Inc. will occur in March 2008. St James is a self-managed community. Therefore, individuals who can devote time to managing the Association are needed. Please consider running for the board or recommending a neighbor as a candidate.

Our Association has a budget of slightly over \$1 million and has to evaluate and award contracts for lawn maintenance, lake services, wetlands management, preserves management, pool and spa cleaning as well as maintenance, clubhouse cleaning and development of the recreation area. The board will also have to monitor that the new cable TV contract will be fulfilled in all respects.

The Board has begun to plan for the 2008 elections. An election requires that no fewer than thirty (30) per cent -- or 209 -- of lot owners vote. More information will be sent out as March approaches. If, however, you have any suggestions about candidates or how best to run the election, please contact a Board member.

HOA OFFICE UPDATE

We have hired a new HOA Office Administrator, Marianne Bean. Please stop by and introduce yourselves and keep in mind how difficult it can be to balance the priorities of our 700 members

Office Hours are M-F 9AM to 12PM and 2:30 PM to 4:30 PM. and Sat 9 AM to 11 AM

Covenants & Restrictions

Dear Fellow homeowners;

Because of a recent court decision that went against us and on the advice of our Attorney, it has become necessary to revise and change some parts of our "Covenants and Restrictions. Before we can do that we must change the way our community votes.

In the near future, you will either receive in the mail an explanation and a ballot or a neighbor will visit to explain the changes and give you a ballot. It is imperative that all homeowners are aware of this process and vote. Thanks in advance.

Clem Lagala, Chairman
Covenants Change Committee

VIOLATION LETTERS

Recently, approximately 150 letters went out to homeowners of record here in St. James. The intent of these notices is to restore the properties to their original conditions And to maintain property values in a very tough real estate market. The letters are composed by your HOA attorney, and follow guidelines of the covenants and restrictions we all agree to uphold. While the language may seem harsh to some, most understand the intent.

All that is needed is a response when you make the needed repairs and/or corrections, or the date when you intend to do so. This will be an on-going effort to keep St. James looking like the premier community that we are all proud to call home.

No one is singled out !!

Inspections will continue, pod by pod, until the entire community has been covered. After the first notification and a indicated amount of time has passed, a 'Re-inspection' will occur. If the corrections have not been completed, an intent to fine will be sent. Finally, and hopefully not necessary, a fine will be levied in the amount of \$100.00 per day, and if not paid, will be turned over to your HOA attorney for collection.

Remember, if we all would take time to look around our homes from time to time, the expense to notify could be avoided and the money for these mailings could and would be used for the improvement of our amenities.



boomerang

a fabulous and fun kids & maternity
consignment shop

Jill Giles-Saenz, Owner
Parkway Plaza
6538 NW Selvitz Road
Port St. Lucie, FL 34983

Phone: 772.204.9078
web address/email address:
boomerangconsignments.com
jill@boomerangconsignments.com

A & P Painting

Residential Painting
Pressure Washing

Bob Hickey
Patty Hickey
Nicole Ross

772.475.7033
772.475.7235
772.873.0193
Lic# PSLG 79343



Letter from the Pro



Dear Residents,

The Golf Club is excited to enter into the 2007-08 season. We were very busy this summer making several improvements throughout the Golf Facilities. The biggest improvement to the homeowner has been our conversion from our previous noisy gas carts to our new, state of the art, quiet electric golf carts.

Our Summer Bunker Project was completed with great results. During the month of November we will be overseeding with rye grass to improve the appearance & playability of the Roughs & Fairways.

The Grill's Kitchen underwent a beautiful renovated while adding a wider variety of Food & Spirits to its menu. Fridays through Mondays the Golf Grill hosts, a soon to be famous, BBQ from 10AM until 2 P.M. including: Burgers, Chicken, Ribs, + Weekly Specials. Golfers & Non-Golfers are welcome to meet at Happy Hour from 3P.M. to 6 P.M. daily. Lastly, this month we will have our satellite dish installed with a complete sports package to be viewed on any of our three screens.

We plan to have a very active tournament schedule for both Men & Women which will begin this month & extend until May. Please stop by the Golf Club to pick up a tournament calendar & get involved with our League play.

Our website www.stjamesgolfclub.net offers on-line Tee Time Booking, Members Areas, Tournament information & much more. There is no better time than now to purchase a Membership for the Golf Club. Please log on or stop by the Golf Shop for Annual or Seasonal Membership information. Trail Fees are also available for Cart & Non-Cart owners.

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.

Yours truly,

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

A Controlled burn of the wetlands and preserves

The Florida Division of Forestry has agreed to have a team of experts do at no cost to the Association a controlled burn of the wetlands and preserve areas. The firm hired to manage the wetlands and preserves agrees that a controlled burn is definitely advisable as has the St Lucie County Natural resource Agent. An officer of the Florida Division of Forestry has reviewed the areas to be burned and informed the Association that the areas are too wet now for a successful controlled burn. The controlled burn will probably be scheduled for early 2008. Information on controlled or prescribed burns can be obtained on the Internet. More information will be supplied to residents prior to the actual burn.

- SERVICE 7 DAYS A WEEK (772) 466-2400
- 24 HOUR ANSWER SERVICE (772) 770-1971 VERO
- (772) 466-3053 FAX

SEA COAST AIR CONDITIONING & SHEET METAL, INC.

- HEATING & COOLING • RESIDENTIAL & COMMERCIAL

JOHN V. LANGEL
 PATRICK LANGEL
 Owners

3207 INDUSTRIAL 31st ST.
 FT. PIERCE, FL 34946
 CA C016446 • CM C035421

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

Social Club News

Greeting from the St James Social Club:

As the year is coming to a close I just wanted to recap some of the events of 2007 and touch on some of the things planned for 2008. The year started off with a charming Valentines Dance, filled with music, champagne and good times. We had a great turnout for the Kids Easter Egg Hunt with an appearance by the Easter Bunny. The Memorial Day Picnic was filled with tributes, tears and laughter. We had a Children's Lunch and Magic Show in which the young and young at heart were entertained and well fed. Peppered throughout the year were Poker Nights which serve as both entertainment and fundraisers. The St James Golf Tournament and Luau, on November 10th was an incredible event filled with good times, live music and of course, a pig roast!

The Children's Christmas Party is going to follow a different format then in years past. Rather than having a breakfast with Santa on a Saturday morning, we have scheduled a Pizza Party at 1:00 p.m. on Sunday December 16th. This event will be at the clubhouse and we would like RSVP's so we can plan accordingly. We will have pizza, crafts, and of course photo opportunities with Santa Claus. The cost is \$3.00 per child and they can pay at the door. Parents, bring your cameras! You won't want to miss this!

In January (Thursday the 17th) we will be having a Social Club meeting in which we will elect new officers. The Social Club is open to join for anyone in the community and we need new people and new ideas!

So far for 2008 the activities planned are Poker Nights, The Kids Easter Egg Hunt and the Memorial Day Picnic. Poker Nights are done on a quarterly rotation, starting in January and usually on the third

Friday night of the month. The Kids Easter Party will take place on March 15th. Although we don't have a date for it yet, every community needs a Memorial Day Tribute in which to show gratitude and be thankful for all the we have! This is going to happen, just stay tuned for details.

Please help the Social Club by volunteering for the committees, giving suggestions for future events and by participating in the planned events! An active Social Club makes this community a really special place to live, raise children, or get to know new friends. Please be a part of it

Sincerely,
Bobbi Van Moorlehem



SAVE ! SAVE ! SAVE!

COME VISIT GSM WILLIE HEFLIN

“ ST JAMES RESIDENT “

for employee pricing !

772-464-4645

*We Take you from the Ordinary to a
Lush Tropical Oasis*



Specializing In Quality Service for:

Annuals Mulching Stone and Rocks Landscape Borders

Retaining walls Landscape Lighting Trees and Planting additions

Drainage Sprinkler Repair Pond/Waterfall Installation

Custom Design & Installation

Anthony Scavone

772-873-5799

Licensed & Insured

**\$50 off our regular
Landscape Package**

COMMUNITY BULLETIN BOARD

St James Ladies Club is collecting items to be shipped to our servicemen and women. A list of needed items is posted on the clubhouse bulletin board. Please pick up a couple of items when you are shopping, For pickup or information call Sally Santilli or bring items to the office. Thank You Sally Santilli 879-4223

St James Group Cruise

Plans are underway for a cruise to the Eastern Caribbean the beginning of April 2008. Call Sally Santilli 879-4223 for details. All are invited. We had a group of 20 last year and everyone had a great time.

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

Mix n' Mingle

What a great time we had at the pot luck supper! Boy do we have great cooks in this community.

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

Watch for info about our next affair (probably December) on the web and the sign board. All adults are welcome ,so come on out and have a great time.

ATTENTION ALL RED HATS AND THOSE WHO WANT TO BE!!!!!!!

We had a very successful event at the PAWN SHOP in Fort Pierce in October. In November we are had a TEA at the home of Betty Keating. We will be doing a CRAFT PROJECT along with the tea. In December we will having a LUNCHEON for the Holidays. A time and place has not been selected.
We are planning lots of FUN and ACTIVITIES for '2008'.

Activities Corner

St James Ladies Club

We will meet on Monday Nov 19th at 1PM for a salad lunch at the clubhouse. Please bring a salad to share. Drinks will be provided. All Ladies of St James are invited. For info call Sally Santilli 879-4223

Yoga

Meets at 12:30pm every Thursday at the clubhouse. All are welcome. Bring a mat and/or towel.



Health Nuts:

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

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

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.

"Sweatin with the Oldies" (Ladies aerobics) - Meets at 12pm every Monday at the clubhouse. All are welcome.

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.

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. or 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.

CLUB STILL NEEDS HELP!

Person needed to take care of club house library. Time required about one hour per week.

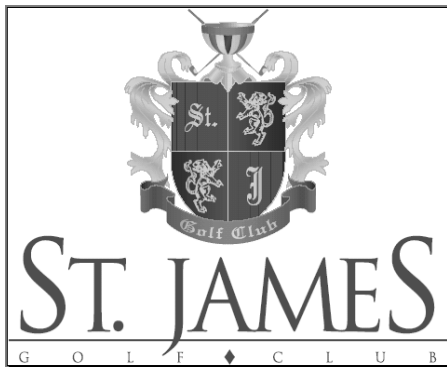
Person or persons needed to take care of landscaping in front of clubhouse and in pool area. Time required 4 hrs per month.

Interested parties call 772 785 8309 ask for Phil or speak to Marianne in clubhouse office.

Mailing Information

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

Phone: 772-335-7155
Fax: 772-344-0818
Email: stjamesgchoa@bellsouth.net
Web Site



TO:

ST. JAMES



GOLF CLUB

**NEW OWNERSHIP
NEW LOOK
NEW EXPERIENCE**

Call 772-336-4653
For Info

*St. James Homeowners eligible for 20% discount

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.

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.

**Your HOA Newsletter now has it's own e-mail address
in order to better serve our community and make it easier for
you to submit ideas, comments and ads.**

sjhoanews@gmail.com