

September, 2008

OFFICE HOURS:

Monday–Friday
9am -6pm

Main Numbers:

Office..... (239)593-3434
Fax..... (239)593-3435

Property Address:

4600 St Croix Lane
Naples, FL 34109

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BOARD MEMBERS

President -
Fred Goduti

Vice President -
Gloria Schleicher

Treasurer -
Terry Carpenter

Board Member -
Frank Zizzo

Board Member -
Ryan Staffieri

The St. Croix Ledger

From the Board....

I hope everyone has been enjoying the summer months with family, vacations, outings and yes...even work.

In Florida this is a time for affordable golf at some of the nice courses in Naples, great beach weather and you can get a seat at the good restaurants without the long wait time!

We are now, however, in our precarious time... hot and humid for a number of weeks and the potential for storms. We weathered (no pun intended) Fay very well and found that the property manager and maintenance/porter did a fantastic job of preparation and follow-up. We can breathe a sigh of relief knowing we have staff well prepared for any future storms.

I thought I would give you a brief update on what is happening at St. Croix. More details will be given at our monthly board meeting on

Tuesday, September 9th at 7pm IN THE CLUBHOUSE.

So mark your calendars; we'd like to see you there!



PROPERTY HIGH-LIGHTS

- In June we officially hired a new management company , Presidio Realty. We have been very pleased with their services and support in the progress of St. Croix.
- We now have a fulltime Property Manager, Jim Kelly, who is on the property Monday thru Friday from 9am to 6pm.
- We have a fulltime porter/maintenance person, Ernest Martinez. He is working Monday thru Saturday. Currently he is repairing each emergency and exit lights in all 15 buildings.
- We hired a new landscape company, *BellaVista Landscape*, effective August 1st.
- We engaged a new security company.
- We are now working exclusively with the law firm of Becker & Poliakoff in handling our delinquent dues collections.
- We have turned back control of the boat parking area and are receiving some income.
- We are looking into a new parking sticker program which we hope to implement in November.
- Presidio Realty is implementing a new St. Croix website; see the information included in the newsletter.
- There have been some busy volunteers cleaning all the mailboxes.
- We hope that through our tightening of the budget, even with some unexpected repairs, that we will be able to repair the lake fountain and possibly paint the clubhouse.

STAY TUNED!

WE'RE ON THE WEB!



HURRICANE TIPS...

- *Secure your potted plants*
- *Put outside chairs and tables away*
- *Check smoke detectors and air conditioner filters*
- *Designate someone to check your unit and act on your behalf if you are gone.*
- *Check NBC-2.com or NOAA at www.nhc.noaa.gov for the latest hurricane/storm news.*

OUR WEBSITE IS NOW WORKING.....

Visit our new website at

<http://stcroix.presidioproperty.com>



Do you want to get the latest property news? Visit the website. Property information, down loadable forms, etc., will be kept at your fingers reach.

Manager's Report...



HURRICANE

Please be prepared in the event of a forecasted tropical storm or hurricane. Remove all your items from your lanai and from around your unit. Management will post signs on each building and at the clubhouse to warn the residents of any impending tropical storm or hurricane. Management will also prepare the clubhouse, pool area and common areas prior to the storm and will inspect and evaluate any damage to St. Croix after the storm passes. Please keep the following websites handy in case you need information to help you prepare.

- www.colliergov.net
- www.nbc-2.com
- www.nhc.noaa.gov

RUBBISH PICKUP



Valet Waste is the company contracted to pick up the rubbish at St. Croix. The collection times are Sunday—Thursday evenings beginning at 8 pm. There is no pick up on Friday or Saturday.

RULES:

1. Your rubbish must be in a secured plastic bag.
2. Your rubbish bag must be in a Valet Waste container. (if you do not have one contact the office)
3. The rubbish container must not be placed outside before 6PM on the night of collection and removed by 9AM the following morning.

Please contact the property manager if you have any questions with your Valet Waste service at..... (239)593-3434

Manager's Report... (continued)

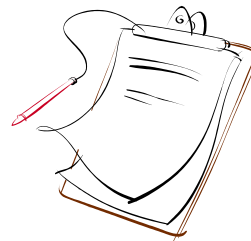
Compactor Area:

The compactor area has several recycling containers.

PLEASE DO NOT DROP OFF ANY BULK ITEMS. THESE ITEMS WILL NOT BE PICKED UP AND THERE IS A FINE FOR DOING SO.



A NOTE FROM THE MANAGER...



I would like to first introduce myself to those residents that I have yet to meet. My name is James Kelly and I am the St. Croix property manager. My office is located at the clubhouse with office hours Monday - Friday from 9 AM to 6 PM. I have been and will continue to work closely with the Board of Directors on many of St. Croix property issues in order to make St Croix a great place to live. We have hired a full time maintenance/porter to assist in maintaining and cleaning the buildings as well as general property cleanup. Please contact the office at 593-3434 if you see any property item that needs cleaning or repair. The Board also invites each resident to help in keeping the buildings free of debris and to help in picking up loose trash.

We have been working over the past few months to repair building and property lighting. Exit and emergency lighting has also been brought back up to code. Please report any light that is not working.

St. Croix has hired a new landscape company, **BellaVista Landscape**, as of August 1st. I hope you have already seen the same improvement that I have. We will continue to work with BellaVista in order to help them maintain and improve the property as we would all like to see it.

St. Croix has also hired a new security company, **International Security**. When weather permits you should be able to see the guard driving the property in the golf cart with the orange strobe light on top. Please remember, the guards are hired to assist in the safety of the property, they are not police officers. If any resident witnesses a crime being committed, call 911.

Please feel free to call me or stop by the office with any questions.

Thank you,

Jim Kelly

SMOKING ETIQUETTE



If you smoke please be a responsible neighbor and dispose of your cigarettes properly. It only takes a second to put your cigarette butts in a container and take the container into your unit. Cigarette butts all over the grounds are unsightly and ruins the beauty of our grounds.

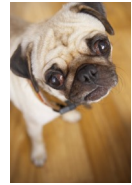
Please....be a responsible smoker. Cigarette butts continue to be a large and very dangerous problem. It only takes one lit cigarette thrown into our mulch to start a fire. We appreciate your attention to this important request.

MAINTENANCE FEES

PLEASE SEND YOUR MAINTENANCE FEES TO:

Presidio Realty Inc.
PO Box 864294
Orlando, FL 32886-4294

DOG DROPPINGS – RENTERS ARE NOT PERMITTED TO HAVE PETS



We have provided dog stations with pick up bags strategically located throughout the property, and posted reminders on the bulletin boards--however, we still have a problem with dog droppings on the property. Please pick up after your pet and deposit in the designated receptacles. This is not only a community requirement but a Collier County Code. **It is also a health hazard!** Also, as a reminder to those who lease at St. Croix, our governing documents restrict renters from having pets.



AVAILABLE BOAT AND LARGE VEHICLE RENTAL SPACE

There may be available space for boat storage just outside the back gate for a monthly charge. In addition to boats, this area is designated for large vehicles (2 tons and over) that are not permitted to be parked at St. Croix. Please check with James Kelly for more information about the boat and large vehicle rental opportunity.

Association Collection Policy

Dear Homeowner,

Due to the high amount of uncollected association fees listed below you will find the collection procedures for your association

1. All Association fees are to be paid by the first of every quarter. A late charge of \$44.45 will be charged if payment is not received by the 10th of the month.
2. A late reminder will be sent out by the 15th notifying the owner that we have not received any payment and please remit immediately.
3. Once the account becomes more than 30 days delinquent the account will be turned over to the association's attorney to initiate lien/ foreclosure proceedings. Once the file is received by the attorney the owner is responsible for legal fees.
4. The attorney will send the owner a letter demanding payment in full plus all attorney fees and costs. If payment is not received a lien will be placed on the property/unit.
5. Once a lien is placed on the unit, foreclosure proceedings will be started. Keep in mind that costs can reach upward of \$8,000.00 in addition to the past due association fees.

The Board and Management want to thank all of the owners who do pay on time every quarter and recognize their contribution. This policy is being sent to help everyone understand what happens if the association fees are not paid on time.

If you have any questions please feel free to contact Presidio Property Management at 1-866-876-3772



We now accept Master Card or VISA for payment. Please call the corporate office at 1-866-876-3772 to make arrangements