

March 2009

OFFICE HOURS:

Monday–Friday

9:00a.m. to 6:00 p.m.

Main Numbers:

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

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

Property Address:

4600 St Croix Lane
Naples, FL 34109

Inside this issue:

Message From President	2
Note from the Manager	3
Volunteer & Keys	4

BOARD MEMBERS

President
Fred Goduti

Vice President
Gloria Schleicher

Treasurer
Ronald Carpenter

Board Members
Marci Naes
Ryan Staffieri

The St. Croix Ledger

Message from the President....

The Annual Meeting will be held on **March 24th** at **7pm** at the **St Croix at Pelican Marsh Club house**. This past year we have come through with flying colors..... Even a fresh color on all the buildings. Our financial report should be ready by April and as soon as it is available we will notify you and have a copy available for viewing at the office. I would hope everyone is aware of our dire circumstances this past year and all that has transpired since last March.

For those who are unaware here is a brief overview.



PROPERTY HIGH-LIGHTS

- We had to change management companies due to expense and lack of performance
- Cut our spending drastically due to delinquencies
- Change law firms to improve the collection process
- Change landscape and security companies for better service
- Engaged Presidio Realty management company which we hope you have found to be an improvement
- We have a full time Property Manager & full time Porter
- Brought on another Landscape company continuing to improve the looks of our property
- Change law firms again to keep our collection costs under control
- Resident parking sticker program to help control who belongs on the property
- As stated above, we've painted all the buildings
- Improved the landscaping around the front gate area..... And more



We still have along way to go but we are headed in the right direction

Snow Bird Alert

Please be aware of some basic rules if you plan to close down your unit and travel back home.

- 1. NEVER leave your unit unattended for more than a month. Make sure someone is checking un on your investment regularly.*
- 2. NEVER turn off you're A/C. During the summer months your air conditioner needs to circulate to keep mold from collecting inside your unit.*
- 3. Unplug any major appliances or electronic device ie... TV, microwave, Computer. During the summer storms power surges are likely.*
- 4. Please remove all items from your lanai. These items can be dangerous during hurricane season.*
- 5. Turn the water off in your unit, a leak can happen even if you're not occupying the unit.*

Message from the President.... continued from page 1

About a month ago you should have received the notice for elections. I was a little disappointed in that we did not received any new names for the Board. To have a community that is safe, manicured, well managed and socially inviting does not just happen. It takes owners to be involved. If we want our property to have value when this economic crisis passes, it will take involvement now. So far there are only a few of us trying to keep St. Croix a desirable place to live. We need volunteers for committees like social events, communications and disaster preparedness. It would be a great way to meet your neighbor and to find ways to help the Association to get things done. Attend board meetings to share ideas and be aware of what is going on. There is a famous quote: "For a neighborhood to decline is for good men to do nothing". I think it was Edward Burke, a president of some condo association who said that.

Don't do nothing.... Get involved. It's your investment!

If you have any questions or concerns, please come to the annual meeting and share them with the owners and the new Board. Meanwhile, we hope to send this newsletter quarterly (The St. Croix Ledger)... if we can find some volunteers to help.

And remember to check our web site: www.presidioproperty.com

Garbage Pickup

Valet Waste is the company that will pick up your trash at St. Croix. The collection times are **Sunday- Thursday beginning at 8 pm**. There is no pick up on Friday or Saturday

Please be sure to follow a few simple rules:

1. The trash must be in a secured trash bag.
2. You trash bag must be in a Valet Waste trash container.
3. The trash container must not be placed outside before 6 pm and must be removed by 9 am.

Please see management if you have any questions with your trash collection.

Compactor Area

The Compactor area has several recycling containers for your recycling needs.

PLEASE DO NOT DROP OFF ANY BULK ITEMS. THESE ITEMS WILL NOT BE PICKED UP!



A NOTE FROM THE MANAGER...



Please be aware that as the Manager for St. Croix along with Presidio Management and the Board of Directors we are working each day to maintain the quality of your investment. In these tough times it becomes more important to make sure the property is kept up to a high standard. We have all worked on many improvements over the past few months and will move forward with doing the same. As the Property Manager I will also make sure that any money spent is done so wisely. The contractors that are currently working for St. Croix will be monitored closely to ensure that we are receiving all service promised in their contracts.

I would like to remind all owners that there is an approval procedure when renting out your unit. This is very important to maintaining the community and to ensure that the association is aware of who resides at St. Croix. The application for the association approval can be found on the web site at [www. presidoproperty.com](http://www.presidoproperty.com), under the forms tab and can be picked up at the Clubhouse. Tenants that are placed in St. Croix without approval are subject to eviction.

I hope that any one of you that has visited or lives at St. Croix has noticed a major improvement. As the Manager of St. Croix I take pride in what I do and enjoy working for all of the residents. I would encourage anyone if you have suggestions to help maintain the property to please stop by the office and speak with me. My office is located at the clubhouse and my office hours are Monday-Friday 9 am to 6 pm

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

***** SECURITY CHANNEL IS NOW AVAILABLE IN YOUR UNIT ON CHANNEL 95 *****

VOULTEERS WANTED:

Communications Director: Keep the St. Croix web site updated and newsworthy. Assist the property manager in posting announcements. Good communication makes for a more knowledgeable, friendlier and active community.

Social Director: Arrange and or coordinate socials for the Association to include Book clubs, craft clubs, owner gatherings and welcome parties etc...

Disaster Committee: Work with Marci Naes, Chairperson, to implement and participate in a St. Croix Disaster Plan

Neighborhood Watch: Anyone interested in developing a Neighborhood Watch???

Please contact **Jim Kelly** at 239 593-3434 if you are interested in helping.

KEYS, KEYS, KEYS !! !! !!



Paragraph 11.8, Declaration of Condominium: "The Association has the irrevocable right of access to the units for purposes of maintaining, repair and replacing the common elements..... The Association may retain a pass-key to all units. If it does, no unit owner shall alter any lock, nor install a new lock, which prevents access when the unit is unoccupied, unless the unit owner provides a key to the Association. **If the Association is not given a key, the unit owner shall pay all costs incurred by the Association is gaining entrance to the unit as well as damage to his unit caused by gaining entrance thereto, and all damages resulting from delay in gaining entrance to his unit caused by the non-availability of a key.**



This is reminder to assure that you have a key at the office , especially if you change locks after each rental or following a purchase. This past year there were a number of instances where access to vacant units was needed immediately due to water leakage or fire in a unit above or beside that unit. Protect your unit and save a lot of money by having a pass-key available in the office These keys are very well protected and locked for your safety.

Quarterly Assoc. Dues Payment



This is a reminder that the **quarterly Association Dues are payable by the 10th of the month** in which they come due. That would be the months of **January, April, July** and **October**. If you do not receive a notice, it **does not** excuse you from making these payments on time. Contact the Management Company (866-876-3772) or Jim Kelly at the on site office (239-593-3434) if you are not receiving the quarterly statements. After the 10th day of the month that the payment is due, there will be a 5% penalty and "... all sums not so paid shall bear interest at the highest rate allowed by law, calculated from the due date until paid." (Paragraph 10.5— Declaration of Condominium) Also, in the Declaration it states: "If any ... installment of a regular assessment as to a unit becomes more than thirty (30) days past due, a claim of Lien is recorded, ahte Association shall have the right to accelerate the due date of the entire unpaid balance of the unit's annual Assessment ... for that fiscal year." (10.7 Declaration of Condominium).

The Association must follow the instructions of all documents for the benefit of the whole Association. Please read your documents and ... please make your payments on time. We cannot operate efficiently without your dues. We cannot continue to waste valuable resources, (legal fees that increase our dues) , trying to collect delinquent payments. **The value and salability of our property and the ability to refinance or restructure loans is directly affected by the number of delinquencies. If your payment is late you are counted in that number.** Pay on time ... it's the neighborly thing to do!