

September 2009

The St. Croix Ledger

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

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BOARD MEMBERS

President
Fred Goduti

Vice President
Gloria Schleicher

Treasurer
Frances Mallo

Board Members
Marci Naes
Ryan Staffieri

Message from the President...

Coming Down the Stretch !!!

Hello Everyone. We are approaching the fourth quarter and we appear to be in good shape. A lot has been accomplished this year and I hope you see some of it reflected in the appearance of the property. From behind the scenes, I can see even more things to be positive about. Our property manager (Jim Kelly) and porter maintenance man (Earnest Martinez), are doing a great job. Our administrative arm is in the best condition since I've been involved and operationally we are nearly ticking like a clock.

On the financial side we are doing o.k. budget wise despite a few unexpected repairs here and there. Where we have seen the greatest improvement is in the collection process thanks to the law firm (John C. Goede, P.A.) that is handling our delinquencies, liens and foreclosures.

We have budgeted in 2009 for a shortfall in association dues because of the current economic situation but at this point we are keeping our heads above water. A number of units have been sold or taken over by a bank and as a result we are reducing the number of delinquencies.

PLEASE make sure you pay your quarterly dues on time... we need these payments to operate efficiently.

A few months ago, Terry Carpenter our Treasurer, sold his unit and consequently had to resign from the board. He was invaluable during these past few years in helping the association move in the right direction. Because of this, the board approved Frances Mallo, a full time resident at St. Croix, to fill the vacancy. She was also chosen by the board to become our treasurer. Frances works for a local insurance company and has experience in association finances through her job.

Owners, please pay attention to the reminders in the newsletter: Rental Procedures, Parking Procedures, Refuse Collection, Air Conditioner Drains and Hurricane Preparation (Marci Naes, a board member and resident of St Croix, is a great resource in this area because of her involvement with the North Naples Fire Department and CERTS program. She is very willing to educate and inform for the protection of our property at St. Croix). Also, if you are leaving your property empty for longer than a week, Please turn off your water valve. This could prevent water damage in your unit and those around you. We all need to be aware of and understand our responsibilities to make St. Croix a great place to live.

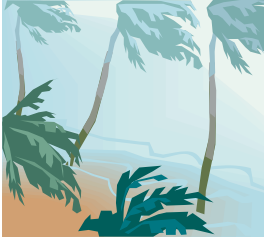
Looking to the future, we will take a close look at our budget after our collection during this final quarter and if we are in a good position, we will mulch the property prior to the holidays. We will also be preparing the budget for 2010. If you have any ideas or suggestions please feel free to bring them into the office and the board will review them. Monthly board meetings will begin on the second Tuesday of October. There may be a board meeting prior to that and if so, proper notification will be posted.

Things are looking up at St. Croix !!!

Fred Goduti
President



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.noaa.gov for the latest hurricane and storm news.

Important TV Channels

- » Security On 95
- » Community On 96



Important Information...

Garbage Pickup Reminders

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. Your 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!

New Insurance Company!

Our new insurance company is:

Insurance and Risk Management Services

Phone: 239-649-1444

Fax: 239-649-7933

Please see the website to request a letter for your mortgage company

www.presidioproperty.com



REMINDER!

Please remember to clean your A/C lines in order to prevent water damage.



MANAGERS REPORT...

Dear Residents,

PLEASE REVIEW THE BELOW LETTER SENT TO ALL UNIT OWNERS IN OCTOBER 2008



Whereas there has been disregard by owners and tenants alike regarding the reserved parking spaces at St. Croix, the Board of Directors will be invoking the St. Croix Declaration of Condominiums and Rules and Regulations regarding the proper parking procedures.

Marked Reserved spaces are "owned" by unit owners. All covered parking spaces are owned and "reserved". To park your vehicle at St. Croix, you will have to have a color coded and numbered parking sticker visibly displayed on your vehicle whether parking in a "reserved" or open parking space.



If a parking sticker is not visible on the vehicle, it will be tagged as a warning and the **vehicle will be towed at the owner's expense after 48 hours.** If you have a "reserved" parking space, please park in your own space. If you do not have reserved parking you must park in a non-reserved parking space. Visitors may park only in non-reserved spaces. Any visitor that remains overnight must display the "Visitor Pass" on the inside rear view mirror.

The Declaration sets "the highest standards for a first class residential condominium" and does not permit the premises to be used in a disorderly or unlawful way. The Board intends to attain to that standard by enforcing the Condominium Documents and Rules and Regulations.

I thank you in advance for your full cooperation.



Important Numbers To Have

- Emergency, Fire, Police, Ambulance.....911
- St. Croix Management Office.....239-593-3434
- Presidio Reality, Inc. Management Company.....866-876-3772
- Sheriff Non-Emergency Number.....239-774-4434
- Cable TV-Comcast.....800-COMCAST
- Trash Pick Up- Valet waste.....877-574-2587
- Water Company-ISTA.....866-737-4943
- Florida Power & Light.....239-262-1322
- EMBARQ.....800-786-6272
- US Post Office.....800-275-8777
- Collier County Code Enforcement.....239-252-2440



Board Meetings



Board Meetings will be starting in October and could potentially start in mid September.

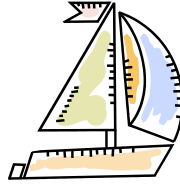
REMINDER!

4th Quarter Assessment Fees are due by October 1st. Late fees will be assessed for payments received after the 10th.



Did You Know...

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 (two 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.



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.

PLEASE BE AWARE THAT ALL UNIT OWNERS MUST OBTAIN APPROVAL FROM THE BOARD OF DIRECTORS FOR ANY PERSPECTIVE TENANTS. ANY OUTSTANDING ASSESSMENT FEES ETC... MUST BE CURRENT BEFORE APPROVAL WILL BE CONSIDERED.

A RENTAL APPLICATION CAN BE FOUND ON LINE AT www.Presidioproperty.com OR CAN BE PICKED UP AT THE MANAGERS OFFICE LOCATED AT THE ST. CROIX CLUBHOUSE.

