

OCTOBER 2010

OFFICE HOURS:

Monday –Thursday

9:00 a.m. to 5:00 p.m.

Friday

9:00 a.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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Ryan Staffieri

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Jeff Pike

Secretary
Marci Naes

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Gloria Schleicher
Nancy Martinez

The St. Croix Ledger

A MESSAGE FROM THE HOA PRESIDENT....

My fellow neighbors,

It has been an exciting past few years in St. Croix! Even during tough economic times, we have continued making improvements that were once thought impossible. All buildings in the development have been painted, the roadways and tennis court resealed, and a library with computer/internet access has been added in the clubhouse. Although pleased with what has been accomplished thus far, we continue seeking out areas in need of improvement to make our community even more beautiful. Landscape enhancements have begun with the replacement of plants around the a/c units, and security cameras have been installed in numerous locations for increased safety. Looking forward, the pool will be resurfaced and the pool furniture replaced this fall to enhance and protect our most valuable amenity. All projects mentioned above were and will be completed at no additional cost to the owners.

As we work on our budget for next fiscal year, it is clear our dedication to collections is paying off. Between our lawyer's high collection rate and our continued increase in contributing residents, we find ourselves in a stable financial position. In addition, we do not see the need for a special assessment in the future as a result of controlled spending and a conservative approach to the current economic conditions.

We hope you enjoy the continued improvements as we do our best to ensure they continue and that each penny spent is done so wisely. We look forward to seeing our seasonal residents soon and wish each of them safe travels as they return to the Sunshine State.

Your neighbor and President,

Ryan Staffieri

DESIGN REVIEW FORM

Please be aware that in the event you wish to renovate your unit, install hurricane shutters or have the need to replace your A/C and or A/C condensing lines you must submit a Design Review Form. You can find this form at www.presidioproperty.com

Look under forms...



Halloween, celebrated each year on October 31, is a mix of ancient Celtic practices, Catholic and Roman religious rituals and European folk traditions that blended together over time to create the holiday we know today. Straddling the line between fall and winter, plenty and paucity and life and death, Halloween is a time of celebration and superstition. Halloween has long been thought of as a day when the dead can return to the earth, and ancient Celts would light bonfires and wear costumes to ward off these roaming ghosts. The Celtic holiday of Samhain, the Catholic Hallowmas period of All Saints' Day and All Souls' Day and the Roman festival of Feralia all influenced the modern holiday of Halloween. In the 19th century, Halloween began to lose its religious connotation, becoming a more secular community-based children's holiday. Although the superstitions and beliefs surrounding Halloween may have evolved over the years, as the days grow shorter and the nights get colder, people can still look forward to parades, costumes and sweet treats to usher in the winter season. *(Care of HistoryChannel.com)*

Important Information...

Boat and RV parking has been reduced!!!!!! Rental fee is now \$65.00 per month or \$50.00 per month if one year paid in advance.



Boat 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. Please check with James Kelly for more information.

FROM THE RECYCLING CENTER

A full list of appropriate recyclables is listed on the top of each bin. The recycling center bins are located next to the compactor/dumpster area. In order to conserve space in the bins, please flatten small boxes and plastic milk jugs. Larger



cardboard boxes should be flattened and cut to no larger than three foot by three foot. These must be placed inside the bins in order to be recycled. Plastic bags of recyclables mixed with food scraps or garbage cannot be recycled. Recycle Day is Tuesday. Thank You to all who recycle and care about preserving our environment.

St Croix Ledger, October 2010

Quarterly Association 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 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, the 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!

HURRICANE SHUTTER SPECIFICATIONS

The installation of Hurricane protection devices is not a St. Croix at Pelican Marsh requirement. All installations of this type, including contracting with an installer, obtaining permits, all associated expenses for installation, maintenance, repair, replacement, and repairs to common properties and Unit exteriors resulting from installation or maintenance, are the sole responsibility of the Homeowner. All installations must be in full compliance with State of Florida and Collier County Hurricane Shutter approved codes.

APPLICATION PROCEDURE

Every request for the installation of hurricane protection devices must include this complete specification sheet. Each application must include the following items:

1. This form completely filled out and in the original form (no fax copies or reproduced copies are permitted).
2. This approval application should be made before final contract signing.
3. Applications must include all of the installation/modification information and contractor information.
4. In addition to the above contractor information, provide a copy of the contractor's material specifications and installation procedures/process drawings.
5. Association approval will normally be issued within 10 working days of receipt of a completed application.
6. Applications must be given to the St. Croix Management office.
7. If a homeowner intends to install shutter systems by themselves, information similar to the above must be provided in the same manner as contractor information.

SPECIFICATIONS/REQUIREMENTS

1. Only panel-type shutters will be permitted. All installed hardware and shutters must be white or beige. All permanently installed hardware must be white or beige (mounting brackets, etc.).
2. If panel type shutters are installed, the panels, when not in actual use, must be stored inside your unit or other storage location. They will not be allowed to be stored on the unit patio area or behind unit shrubbery.

GENERAL RULES

1. The general use of shutters for security while you are not home or on vacation, etc., or for sun/shade protection, will not be permitted. They are to be used for hurricane protection only.
2. Shutters must be properly stored at all times when the general Naples area is not under a general hurricane watch or warning. **They must be removed within 48 hours after the Hurricane Watch or Warning is dropped.**

UNIT NUMBER: _____

DATE: _____

UNIT OWNER SIGNATURE: _____

Approval by Board President: _____

Effective: May 22, 2006