

ISSUE 9, SEPT 2024

COMMUNITY NEWS | HOA UPDATES

Newsletter

ST. AUGUSTINE SHORES ADVOCATE



ST. AUGUSTINE SHORES SERVICE CORPORATION
790 CHRISTINA DRIVE | ST. AUGUSTINE | 904-797-6441

WWW.STAUGSHORES.COM

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WITH US



MEETINGS

Riverview Club
790 Christina Drive | St. Augustine

Architectural Control Committee Meeting

Sept. 9th @ 6pm

HOA Monthly Board Meeting

Sept. 12th @ 6pm



FROM THE PRESIDENTS PODIUM Did you know that Fall is the best time of year to start planning your vegetable garden? “Autumn vegetables and fruit gardening in the Shores” was the subject of our guest speaker, Lou Greco at our August HOA meeting. Lou inspired us to get planting and shared what grows well in our area.

Lou also shared his four gardening rules with the membership. I couldn’t help but think while Lou was speaking that these rules were also great words of wisdom for our association:

(1) Plant what you like to eat: This made me think of the importance of focusing on issues that our members value the most. Our membership loves our pool. This amenity provides a great way for our community members to come together in the name of fitness and fun and we are committed to keeping our pool in excellent shape. We unanimously voted at our last meeting to resurface the pool during the off-season and selected a company that we thought would best ensure that the resurfacing work would last for many years to come. The resurfacing work should commence in late Fall and is expected to take 4-6 weeks to complete.

(2) Don’t fight where you live: This made me think about how The Shores is a Planned Unit Development (PUD) started in the 1970s. Our aging infrastructure also has drainage issues that need to be addressed. We have prioritized those issues and work will begin mid to late August. Heavy Florida downpours are occasionally causing drainage challenges on our pool deck both in front of the pool bath house and the ballroom. We’re researching the proper engineering solution to resolve this issue once and for all.

(3) Feel free to experiment with new and different vegetables and every year is different: This made me think about a few of the things that we have recently discontinued or added. We have been taking a critical look at many of our business expenses and found that the printing and mailing of coupon books is an antiquated process that has been costing the association over 11K per year.

We voted to discontinue the use of coupon books beginning as of July 1, 2025, and are looking towards better ways to make payment processing safe and efficient for all. Our Deed Restrictions Committee created a brand new document entitled “Guidelines to Life in the Shores” to help new homeowners with common questions about our community.

(4) Every year is different...don't get discouraged. This made me think about how last year at this time, our clubhouse was closed, and we were working through the grueling heat of summer to complete mold remediation and renovations. This year we are excited about the beautiful new canopy and frame at the front entryway to the clubhouse. What a difference a year makes!

Whether we decide to plant eggplant in August, sugarcane in September, or onions in October, Lou reminded us that there is no better time than now to set our plans and get to work...we couldn't agree more! Happy planting!



Mary Jenson, HOA Board President
St. Augustine Shores Service Corporation



**Our office will be closed Monday, September 2nd
in observance of the Labor Day Holiday.**



HELLO SEPTEMBER

By: Shanna Fredrickson | Community Association Manager

EVERY YEAR I LOOK FORWARD TO FALL and the many changes that the new season brings. The weather gets cooler, the days are shorter, and football season begins. Fall is definitely my favorite season. The first day of fall this year is **September 22nd**.

What are some of your favorite fall activities to do around St. Augustine? Well mark your calendars! I'm excited to share that the Activities Committee will host the St. Augustine Shores Annual Fall Craft Fair on **Sunday, October 27th from 12-4pm at the Riverview Club.**

This will be a fun day for the whole family! We plan to have food trucks, children's activities, local vendors selling arts, crafts, and handmade goods. We are expecting a large turnout this year so be sure to mark your calendars to **SAVE THE DATE!** I look forward to seeing you there!



Annual Craft Fair

SUNDAY, OCTOBER 27TH

12PM-4PM



Back by popular demand! Do you love art, crafts, and fun? Mark your calendar for Sunday, October 27th, 12pm-4pm for the Shores Annual Craft Fair at the Riverview Club.

Come and enjoy an afternoon of fun at the Riverview Club in St Augustine Shores! We will have a craft fair with activities for kids and food trucks for the whole family.

- Check out the many different crafts from participating vendors
- Refreshments available from food trucks: Ybor Food Bus & Cup Runneth Over Cafe
- Raffle prizes - themed gift baskets
- Children's activities - Face Painting - Making bracelets - Drawing
- Sign up to participate, application forms in the office:
- \$15.00 for vendor table

Vendor Applications Due By: Fri. Oct 18, 2024

HOA Payment options that make sense.

As a homeowner in St. Augustine Shores, there is an HOA fee that must be paid on the first of each month towards the Master Association.

If you live in a Condo Community, you are required to pay Association dues to your Condo Community and the Master Association.

Many residents don't understand why the HOA charges a monthly fee.

Think of it like a big blanket that covers the entire community. Every owner pays into the Association and the income is pooled together to help pay the Association's monthly operating expenses.

Your monthly dues cover expenses such as street lighting, storm water drainage repairs, landscaping of common grounds, pond & lake maintenance, fountain electricity, fountain maintenance, signage, lights for signs, flags and flag poles, pier maintenance, clubhouse pest control, tree trimming, amenity repairs and maintenance, Association payroll, CPA/Tax Services, legal services, collections services, taxes, insurance, janitorial services, trash removal services on common property, and the list goes on...



HOA Drop Box

There are so many expenses each month that the Association pays, that's it's very important that all homeowners pay their HOA dues on time each month. We make it convenient to pay your Association dues:

Option 1: Sign up for ACH auto debit

Option 2: Pay on our website using a credit card.

Option 3: Mail us a check before the 1st of each month.

New! Option 4: Simply place your check payment in the drop box located by our office door.

For more information, please call 904-797-6441.

FINANCIALS

matter...

DID YOU KNOW? That when you purchase a home in a Homeowners Association, you become an automatic member of the association, meaning that you become fiscally responsible for the maintenance of your community.

For the past year, the HOA office has been working hard to educate homeowners in our community on the importance of paying their HOA dues on time each month.

The association is responsible for paying bills each month for street lights, water usage, amenity trash removal, fountains, maintenance of bike paths and benches, landscaping, building maintenance, legal fees, professional fees, and payroll just to name a few! There's quite an extensive list of monthly responsibilities that the association has.

When homeowners don't prioritize paying their monthly HOA dues, it creates additional issues for the association that can easily be avoided by paying on time.

The current monthly HOA dues are \$32.75 per month effective July 1, 2024.



As of August 8, 2024 Board Meeting:

- \$20,079.27 delinquent over 31+ days
- \$10,855.07 delinquent over 60+ days
- \$81,206.81 delinquent over 90+ days

Fast Facts:

- The association averages around 1,100 delinquent accounts each month
- Accounts that become delinquent are turned over to the association attorney for collections follow up after 31+ days
- There are several ways to pay your bill, but we strongly encourage ACH Bank auto withdrawal.

GENERAL ELECTION



VOTING POLLING LOCATION is right here in the Shores! The Riverview Club is an election day polling location for many Shores homeowners. To confirm your polling location, visit:

www.votesjc.gov

November 5th, 2024

Friendly Reminder! Per the Deed Restrictions for our community, political signs are **not** permitted on any lot. Be a good neighbor and please do not display political signs on your property.

*Riverview Club is **not** an early voting location*

FEATURED RECIPE



Ingredients

- 1 Tbsp. vegetable oil
- 1 yellow onion, chopped
- 1 green bell pepper, chopped
- 2 lb. ground beef
- 4 garlic cloves, chopped
- 2 Tbsp. chili powder
- 1 Tbsp. ground cumin
- 2 tsp. dried oregano
- 1 (28) oz. can tomato sauce
- 3 (15) oz. cans kidney beans, drained and rinsed.
- 1 (14) oz. can beef broth
- 1 chipotle chile in adobo
- 2 Tbsp. adobo sauce, from 1 can of chipotle chiles in adobo
- 1 1/2 tsp. salt
- 1 tsp. ground black pepper
- Sour cream, grated cheddar cheese, sliced jalapenos, and tortilla chips for serving

Slow Cooker Chili

A chili recipe that brings out the fall flavors of the season and just in time for football! This slow cooker recipe is sure to be a hit!

Instructions

Click the “click here” button for instructions and tips on this recipe.

[click here!](#)

Credit: www.thepioneerwoman.com



You DECIDE.

AIRBNBS IN THE SHORES have become a hot topic of conversation in our community these days. Our governing documents are over 50 years old and do not mention short-term rentals or Airbnbs, most likely because short term rentals were not common in the 1970's.

Until recently, the Shores HOA has been requiring all Airbnbs approved by the county to apply for a home based business license through the Board of Directors, at which point the Board would not approve this request. This is a residential neighborhood and this is not the type of business we want in the Shores due to noise nuisances, safety concerns, additional parking of RV's and boats parked in the driveways, and the potential for property values to be affected for our homeowners.

Recent HOA laws restrict our ability to prevent Airbnbs in our community. The county is also bound by state legislation that protects the rights of Airbnb owners to operate in this state. **The only way to prevent Airbnbs is to have specific verbiage in our deed restrictions that prohibits them.**

To amend our deed restrictions, we need 75% of our homeowners to vote in favor of an amendment to our deed restrictions. This would require at least 2,700 votes in favor of such an amendment.

An amendment to our deed restrictions would require a major organized campaign effort by our homeowners to get out the vote. **If any homeowner(s) are willing to lead a campaign, please contact the office and let us know by October 1, 2024. The campaign would need to start soon to get out the vote for the March 2025 mailing.**

Let's talk about the

THE BEST PART OF OWNING AN RV OR BOAT is having a place to park it! That's why the St. Augustine Shores RV and Boat Compound is a convenient option for residents to store their recreational vehicle at an affordable price.

Currently, the association charges \$50 per month plus sales tax for a compound space.

Interested in learning more?

Call Debbie at Riverview Club (904) 797-6441 for rental information.

COMPOUND

- **Current occupancy is 85% leased**
- **We currently have 165 rental spaces leased**
- **There are currently 29 rental spaces available for lease; there are 4 unusable spaces**



VACANT SEAT



DIRECTOR

Are you interested in helping your community? Do you have education, skills, or work experience that would benefit your neighborhood? Are you passionate about getting involved with issues in the Shores? If so, we invite you to apply to serve on the Board of Directors.

We currently have one vacant seat and are looking for an interested homeowner to fill this role. Please stop by the HOA office at Riverview Club to pick up an application.

All applicants will be considered and nominations will be made at the September or October Board meetings.

We appreciate your consideration for this significant and rewarding opportunity to make a difference!

For more information on this volunteer position, please email Board President, Mary Jenson at: boardpres@staugshores.net

A COUPLE OF WEEKS AGO we decided it was time to retire our old mailbox at the clubhouse. For years, the hunter green mailbox with crystal bling welcomed our members and added a unique touch to the front of our building. As with many other things here in Florida, the weather played a toll on that fancy mailbox and it became tired and worn out.

Tim Mersch and Dirk Schroeder, two amazing and talented members of the Grounds Committee, came to the rescue and helped us install a new mailbox. With a special event planned at our clubhouse the same week, time was of the essence. The new mailbox was installed and we are so thankful for these helping hands!

Thank You!

This is what volunteering and giving back to your community looks like. If you are interested in being part of the transformation in the Shores, email us at info@staugshores.net to find out more ways you can help.



GARDENING 101

By: Dirk Schroeder | Grounds Committee Chair

Had you attended the August monthly HOA Meeting at the Riverview Club, you would have been showered with fantastic information by Lou Greco and his wife, Linda. They had a great slide show with an abundance of information about Planting in St. Johns County. Tips about what to plant and what not buy or plant, what fertilizers and/or pesticides to use or stay away from and so much more. Resources for further information were shared with everyone. They even offered attendees copies of their slide show. Excellent learning experience! Come to future HOA Meetings- look at the agenda to see what you may be missing!

[LEARN MORE](#)





ROAD WIDENING PROJECT **SHORES BLVD.**

Estimated Completion Date:
February 2025

*Information provided by the St. Johns County Growth and Planning Department.





RIVERVIEW
CLUB

A Special Events Venue

(904) 797-6441

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