

ISSUE 12, DECEMBER 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](http://WWW.STAUGSHORES.COM)

# CONNECT

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*The official website and social media sites for St. Augustine Shores HOA*



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Are you interested in getting involved in the community?

JOIN US AND MEET YOUR NEIGHBORS

All meetings and resident activities are held at Riverview Club

**Dec. 4th** - Food Truck Night from 5-8pm

**Dec. 6th** - Tree Lighting Ceremony 7-8pm (*coffee & cocoa starting at 5pm*)

**Dec. 9th** - Architectural Control Committee (ACC) Meeting at 6pm

**Dec. 12th**- December HOA Meeting at 6pm  
Special Guest, St. Johns County Commissioner Clay Murphy

**Dec. 18th** - Food Truck Night from 5-8pm

**Dec. 23rd** - Clubhouse & HOA Office closes at 3pm

**Dec. 24th-26th** - Clubhouse & HOA Office closed for Christmas Holiday

**Dec. 31st-Jan. 1st** - Clubhouse & HOA Office closed for New Year's Holiday

**Jan. 9th**- January HOA Meeting at 6pm  
Special Guest, St. Johns County Sheriff Hardwick



**FROM THE PRESIDENTS PODIUM** *It's a Wonderful Life*, starring Jimmy Stewart as George Bailey, is a favorite holiday classic. George Bailey learns through the guidance of his angel Clarence that his life is rich with meaning because of the connections he has made. This message resonates deeply in our Shores community, reminding us of the benefits of prioritizing family, friendship, and community.

What does community mean to you? Maybe it means that you plan to attend our Holiday Tree-Lighting on December 6th at 7 pm. Bring a friend and a lawn chair to enjoy this new Shores holiday tradition. Hot cocoa and hot coffee will be available for purchase at our food truck. This event will be a great opportunity to get into the holiday spirit with Christmas carols, led by Shores homeowner and talented vocalist Jane Taeger. Our Building and Grounds Committee pulled our giant sleigh out of mothballs and refurbished it for all to enjoy. We've sent a note to the North Pole, and if all goes well, maybe Santa can take time out of his busy holiday schedule and join our celebration.

Maybe community means that when a neighbor with health challenges needs a hand, you step in and do what you can to help. Recently, Tim Mersch from our Buildings and Grounds committee stepped up and cleaned the lanai for a neighbor who was under the weather. Perhaps you would enjoy sharing a common interest with your fellow residents such as art classes with Una on Tuesdays or Scrabble Club with Edie on Thursdays. With the pool resurfacing project set for completion in early December, why not set a goal to become a member of our pool community, possibly taking full advantage of the aquatic classes offered in the spring? If working out indoors is your passion, it's easy to connect with your fitness family in any of the Yoga, Zumba or other fitness classes offered at the Riverview Club.

Our community is evolving. Soon we will accept the responsibility of maintaining the common areas in Sabal Estates and those homeowners will begin to pay monthly dues. We welcome all of our new homeowners to the community and are excited to see their enthusiasm to get involved with the association.

What talents and ideas can you bring to the community as a future Board member or ACC committee member? We recently appointed Thomas Hoverson to the HOA Board of Directors and are still accepting applications to fill our 7th Board seat. Our Architectural Control Committee (ACC) needs more volunteers to do the important work of ensuring that all new structures comply with our governing documents.

*It's a Wonderful Life* culminates with Clarence asking George, "Each man's life touches so many other lives. And when he isn't around he leaves an awful hole, doesn't he?" Living in the Shores provides many opportunities to get involved, meet friends, and make a difference...it certainly makes for a wonderful life!

Wishing you, your family, and your friends a happy and safe holiday season!

*Mary Jenson*

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



Riverview Club is a donation drop off for:

**ST. JOHNS  
CARES, INC.**

## **Annual Giving Tree Initiative**

Come by the Riverview Club office to pick up an ornament with a donation wish item. The items should be placed unwrapped inside the donation box. All donations must be turned in **by 9am on December 6th** to meet the gifting deadline. St. Johns Cares supports the elderly, veterans, homeless, abused, children, and animals in St. Johns County. ***Late donations are accepted through Tuesday, December 19th.***



RESIDENTS WILL BE  
TALKING ABOUT THIS  
FOR YEARS TO COME.

6th

DECEMBER

7-8pm

Tree Lighting Ceremony

Come Early! Coffee &  
Cocoa Truck Starts at 5pm

SAVE THE DATE



a new  
tradition  
begins.



# Dear Santa,

Written By: Shanna Fredrickson, CAM

It's me again. It has been about 35 years since I last wrote you a letter with my Christmas wish list. But this time I'm not writing about me, I am writing about the residents and community that I serve at St. Augustine Shores.

It's this beautiful place to live with walking trails, bike paths, all kinds of amenities, and it offers the most beautiful sunrise and sunset from the fishing pier.

The best part about this community are the residents that live here. Some of them have lived here over 20+ years and they have really grown to love this place they call home.

The HOA wants to do more for the community but finding volunteers to help is hard around here. People are busy these days with their own lives and some don't even know about the HOA or what we do.

But the only way the HOA can keep improving the community and the things it offers to the residents is by utilizing volunteer help. We hope you can send us some volunteers that want to make a difference!

We have plenty of work to be done around our community. Some of the areas where we need the most help are:

- Board of Directors
- Internal Audit Committee
- Architectural Control Committee
- RV/Boat Compound Committee
- Building & Grounds Committee
- Activities Committee

Yes, this sounds like a big ask but if anyone can help, it's Santa and his elves!





# Welcome

## SABAL ESTATES HOMEOWNERS

If you are a new homeowner in Sabal Estates, welcome to St. Augustine Shores! We are glad you are here! The HOA management and Board of Directors will continue to work with KB Homes during the transition of management from the developer (KB Homes) to the HOA. This process may take some time but we are hopeful that both parties can work together to make this a seamless experience for all involved.

Sabal Estate homeowners should have received a letter in the mail in November explaining this process and some valuable information about what the association covers, where to send your monthly HOA payments, and who to contact at the HOA if you need assistance.

As of the date of this newsletter, the association **has not** assumed the maintenance, ponds, or landscaping within Sabal Estates. This process may take a few more weeks to complete as the association works with the developer to complete site inspection repairs. Management will keep you informed when this process is complete.

We invite you to attend our monthly HOA Board meetings, which are held on the second Thursday of every month at 6pm in the main ballroom at Riverview Club. This is a great way to get involved, learn about what is going on in the community, and also meet other residents that live in the Shores.

In the meantime, if you are a new homeowner in Sabal Estates and need more information on the HOA, feel free to visit our official website at [www.staugshores.net](http://www.staugshores.net) or call our office at 904-797-6441.

# FINANCIALS

## RECAP

**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 November 14, 2024 Board Meeting:

- \$12,709.19 delinquent over 31+ days
- \$3,994.33 delinquent over 60+ days
- \$58,570.63 delinquent over 90+ days

### Fast Facts:

- Aged delinquency was down \$4,247.18 over the prior 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.



# RV/BOAT & TRAILER PARKING

There's nothing better than the smell of a new vehicle! It's the scent that just screams, "Yes! I have earned this!" and this applies to any new vehicle whether it's a passenger vehicle, work trailer, RV, or boat.

But did you know that St. Augustine Shores is a Planned Unit Development and there are certain restrictions on parking trailers, RVs, boats, and heavy weight vehicles in the driveways? Don't risk getting fined by St. Johns County code enforcement for violating the rules.

The HOA offers homeowners an affordable option to rent a parking space in the RV/Boat Compound for only \$50 per month plus tax! Not only is this a convenient option for our homeowners but it keeps your property compliant.

Are you interested in learning more? Call the Shores HOA office at 904-797-6441 for more information.



# Swimming Pool

## Resurfacing Project - *Update*

On October 28th, construction to replaster the Riverview Club swimming pool began. It has been an amazing transformation process to watch a swimming pool that was worn out from many years of use, get the much needed repairs and resurfacing it required.

We are happy to announce that the resurfacing project is almost complete. We are in the final stages of getting the chemicals balanced and we should be ready to reopen the swimming pool by the middle of December. Typically, this time of year, we don't see any swimmers due to the water being so cold, but for those that like to sit by the pool and read a good book, we will post an update to our social media and website when the pool is back open.



# Winter Ready

Winter time in St. Augustine can be interesting. Some years it's unbelievably cold and other years, we are celebrating 80 degree weather on Christmas. It really just depends on "the way the wind blows".

Many of our Shores residents have homes up north and are very familiar with preparing their homes for the cold weather months. But for the majority of us that purchased a home here in St. Augustine, we probably weren't thinking about how we would winterize our home each year. This is Florida! *Does it really get that cold?* You may be surprised to learn that yes, it can get very cold!

Here are some tips to help you prepare your home for the colder months:

- Have your roof inspected and hire a licensed contractor to repair or replace any shingles that may allow heat to leak out.
- Ensure your home has adequate attic insulation to help keep your home warm.
- Have a licensed HVAC company inspect and provide routine maintenance on your heating and cooling system.
- Clean out gutters and downspouts.
- Inspect doors and windows for damaged or missing caulk or weatherstripping.
- If your home has a fireplace, make sure to get this inspected and cleaned annually before use.
- Check your smoke detectors and carbon monoxide detectors.
- Reverse your ceiling fans.
- Maintain trees and landscaping that may be fragile in cold weather.



# FEATURED RECIPE



## Soft & Chewy Gingerbread Cookies

The perfect holiday cookie to share with friends and family!

### Instructions

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

[click here!](#)

### Ingredients

- 3 ¼ cups all-purpose flour plus more for rolling out the dough
- 1 ½ tablespoons ground ginger
- 1 ½ teaspoons cinnamon
- ¼ teaspoon ground cloves
- ¼ teaspoon nutmeg
- 1 teaspoon baking soda
- ½ teaspoon salt
- ¾ cup unsalted butter, softened 1 ½ sticks
- ¾ cup light brown sugar packed
- ½ cup molasses
- 1 large egg room temperature
- **For the royal icing**
- 2 ½ cups powdered sugar
- 4 tablespoons warm water
- 2 tablespoons meringue powder
- ½ teaspoon cream of tartar
- **For the decorations**
- Sprinkles of your choice





# RIVERVIEW CLUB

**HOST YOUR HOLIDAY  
PARTY WITH US!**

**(904) 797-6441**

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