

ISSUE 11, NOVEMBER 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

CONNECT

WITH US



Are you interested in getting involved in the community?

JOIN US AND MEET YOUR NEIGHBORS

ACC Meeting 11/11 @ 6pm

HOA Meeting 11/14 @ 6pm

Tree Lighting Ceremony 12/6 @ 7-8pm



FROM THE PRESIDENTS PODIUM GRATITUDE is the word that best sums up the past four weeks, as we reflect on the strength, kindness, and resilience of our community. We are deeply thankful to our homeowners, staff, volunteers, and vendors who gave their time and energy to prepare for and recover from the recent storms. Hurricanes Helene and Milton made fall particularly challenging for our state, county, and community.

Hurricane Helene damaged our pool fence and downed several trees, while Hurricane Milton brought even more destruction, toppling additional trees, damaging the tennis court fence, and breaking a main water pipe to the clubhouse. While the damage to our community and homes is costly and unwelcome, we are fortunate that everything is repairable. Most importantly, we are incredibly blessed that all our residents made it through the storms safely. I am especially grateful to everyone who checked on their neighbors and offered help where it was needed.

We also extend our heartfelt thanks to Andrea Ostwald, Jill Kieffer, and the entire Craft Fair Committee. Their countless hours of hard work and creative planning brought the Annual Craft Fair, held on Sunday, October 27th, to life. Thanks to their efforts, participants enjoyed a festive holiday shopping experience with over 50 vendors, delicious food, face painting, craft tables, and themed gift basket prizes. As a pet-loving community, we were thrilled to see raffle proceeds donated to the Humane Society.

Special thanks go to the families and volunteers who made our first annual Shores Trunk or Treat event, held on Halloween Night, a success. Volunteers decorated their vehicles and parked them in front of the Riverview Club, handing out treats to our youngest residents. It was a day of fun, allowing our children to enjoy a safe and exciting Trunk or Treat experience at the community center.

Looking ahead, we are excited for the upcoming holiday season. We warmly invite all Shores residents to our First Annual Shores Outdoor Tree Lighting at the Riverview Club on December 6th from 7-8 pm. If you can't make it to the event, feel free to visit throughout the season to admire our beautiful community tree. Additionally, our pool will soon undergo a much-needed resurfacing project. This renovation will not only enhance the aesthetics of our pool but also ensure it remains a safe and enjoyable space for all our members for years to come. We greatly appreciate your patience and understanding as we navigate this important improvement. We look forward to unveiling a refreshed pool that everyone can enjoy during the upcoming seasons!

Finally, we express our gratitude to Nicholas Arocha for his invaluable contributions while serving as Treasurer on the Board of Directors. His contributions during the Pool Pump House restoration, clubhouse renovations, drainage issues and more are greatly appreciated. Many thanks to new homeowner Mike Nutile, who has graciously stepped in to fill a vacant seat.

As a reminder, we still have one vacant Board position and are currently accepting applications from interested homeowners. Uniting us through both challenging and celebratory times, gratitude reminds us of the strength we gain from supporting one another and our community.



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 December 4th** to meet the gifting deadline. St. Johns Cares supports the elderly, veterans, homeless, abused, children, and animals in St. Johns County.

RESIDENTS WILL BE
TALKING ABOUT THIS
FOR YEARS TO COME.

6th

DECEMBER

7-8pm

Christmas Tree Lighting
Ceremony

SAVE THE DATE

a new
tradition
begins.

Riverview Club
790 Christina Drive
904-797-6441 | events@staugshores.net

CRAFT FAIR 2024

Thank you to everyone who came out and supported local vendors at our annual Craft Fair. We had over 50 vendors in attendance and experienced the largest community turn out that Riverview Club has ever seen. We are looking forward to hosting this event again next year!



More Craft Fair Pictures...



RIVERVIEW CLUB TRUNK OR TREAT OCTOBER 31ST



volunteer **OPPORTUNITIES**

- HOA Board of Directors
- Fining Committee
- Internal Audit Committee
- Architectural Control Committee

Contact Board President, Mary Jenson for more information: boardpres@staugshores.net



Architectural Control Committee aka "ACC"

IMPORTANT NOTICE

Notice, as of September 16, 2024, to all owners and residents within St. Augustine Shores of the uniform and consistent enforcement of the Association's Architectural Control Committee Manual on all parcels and homes beginning October 1, 2024.

Prior Boards of Directors ("Board") and Management of the Association, in certain limited situations in the past, did not strictly adhere to portions of the Association's Architectural Control Committee Manual or may have issued variances with proper justification. This will no longer be a practice of the current or future Boards and Management of the Association. This applies to the Architectural Control Committee Manual as a whole, and to any architectural controls and standards contained within all Declarations of Covenants applicable to the Association, and not merely to a limited or specific restriction or item.

Beginning October 1, 2024, all owners and residents will be subject to the plain language and clearly stated architectural controls and restrictions contained within the Association's Architectural Control Committee Manual and all Declarations of Covenants applicable to the Association. All future applications submitted by owners and residents to the Architectural Control Committee for exterior alterations and additions to the parcels and homes will be either approved or denied based on the plain language and clearly stated architectural controls and restrictions contained within the Association's Architectural Control Committee Manual and all Declarations of Covenants applicable to the Association.

All owners and residents are now on notice that, going forward, the Association will no longer tolerate or approve any future violations of, or non-compliance with, the architectural controls and restrictions contained within the Association's Architectural Control Committee Manual and all Declarations of Covenants applicable to the Association. Any violations occurring as of October 1, 2024 and thereafter will result in the Association taking any and all appropriate action available to it by the Florida Statutes and its governing documents to address the violation, which can include, but is not limited to, issuing fines, suspending use rights in the common area amenities, and potential legal action. If you should have any questions or concerns, please contact the Association's management.

Sincerely,



Shanna Fredrickson, CAM

Community Association Manager

AIRBNBS

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 November 30, 2024.**

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 October 16, 2024 Board Meeting:

- \$9,144.08 delinquent over 31+ days
- \$7,046.83 delinquent over 60+ days
- \$63,330.42 delinquent over 90+ days

Fast Facts:

- Aged delinquency was down \$39,345.74 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.

WHAT'S A PUD?

By: Christine Hart, Assistant CAM

Living in a planned unit development can be confusing if you aren't used to the processes involved. St Augustine Shores is a Planned Unit Development (PUD) that was proposed by The Deltona Corporation and approved by St Johns County in 1970.

This original plan included single-family homes, multifamily units, churches, schools, and commercial businesses. A topic of concern recently has been the development of commercial properties along Shores Blvd. These tracts have always been allocated to commercial use; they just haven't been developed until now.

Commercial tracts in The Shores have a wide range of permitted uses, such as retail shops, medical and dental offices, hospitals, research laboratories, banks, funeral homes, movie theaters, hotels, and bowling alleys.

When someone purchases a tract of land that is zoned commercial, they can build any of these without getting special permission. If a tract is purchased, and the owner would like to use the land for something other than what is specifically listed in Ordinance 79-73 as a permissible use, the owner must request a modification from the St Johns County Planning and Zoning Board.

The Planning and Zoning Board is a group of volunteers that reviews the information provided by those requesting the change and makes a judgement they feel is best for the county and the area that will be impacted by the modification. They serve four-year terms and are limited to two consecutive four-year terms. The Board meets on the first and third Thursdays of each month at 1:30pm at the St Johns County Offices. These meetings are open to the public and agendas can be found on the St Johns County website.

The new retail plant nursery went through this process a few months ago to gain permission to operate at the south end of The Shores. They requested a minor modification because the use they preferred is listed as a permissible use by exception. These exceptions also include auto shops, night clubs, drive-in restaurants, and miniature golf courses. Once permission has been granted by the Planning and Zoning Board, the owner can submit an application, complete with survey and plans for the building, to the Shores HOA office, which then submits the application to the Architectural Control Committee (ACC). (continued next page)

The ACC cannot approve what kind of business, where the driveway is located, or what kind of parking situation will be installed. The ACC can only approve or deny the structure based on setback requirements and the overall aesthetic of the structure. Once the structure is built, the HOA management can ensure that the structure and surrounding areas are maintained in good condition, just as is the case with single family homes. Hopefully this article helps answer some questions you may have about the commercial building approval process and the association's responsibility.

COMMON HOA VIOLATIONS

By: Shanna Fredrickson, CAM

The HOA management is tasked with enforcing the deed restrictions to ensure that the community remains compliant. To be fair, it's our least favorite part of this job. What we might consider "okay" by today's standards, may not be "okay" by the deed restriction standards. But our team didn't write these deed restrictions, we are just tasked with enforcing them.

Often times owners will come to our office after receiving a violation notice for their overgrown lawn or for making a change to the property without getting approval. Our staff does our best to explain and educate owners on what is permitted and what is not permitted in our community.

Some of the most common deed restriction violations that we issue are for overgrown lawns, junk on the property, signs, accessories, dead trees, fences, and unapproved changes to the property. On occasion we issue nuisance violations for behavior or activity that has become a nuisance to the neighborhood.

The goal of the HOA team is to keep the community looking clean and maintained. If you ever have a question or concern about deed restrictions and what is permitted, we are here to help. You can reach us by email at info@staugshores.net or by calling our office at 904-797-6441.

Swimming Pool Resurfacing Project

The swimming pool at Riverview Club is definitely a hot spot in the neighborhood for swimming, sun bathing, and water aerobics. We have one of the largest swimming pools in the area and the intracoastal views and breeze really add to the relaxed location.

This past year our team noticed that there were several areas of marcite coming up in the swimming pool. Additionally, our chemical usage increased which is a sign of a possible leak in the pool. We hired a leak detection company to dive the pool and check for cracks, leaks, and repairs needed. The report confirmed that due to the age and condition of the marcite, it was time to have the pool resurfaced.

Realizing that our pool receives the most amount of usage during the summer months, we scheduled the resurfacing project to start October 28th. Within the first couple days, the pool was drained, old tiles removed, and the process of prepping the pool for resurfacing had begun. We are anticipating the project to be complete by December 2nd. Here are a few pictures of the progress.



Community Changes

St. Augustine Shores is one of the oldest communities in St. Johns County. With that, we have a lot of long term residents that have lived in the community for many years, some over 20+ years. These residents have seen the growth and changes within the neighborhood and depending on who you ask, they like the way “it used to be” referring to a quiet, mostly undeveloped community. There was a time when the community didn’t have construction and road widening going on. It’s a frequent conversation that our team and board has with long term owners.

The one thing that we know in life is that change is inevitable. Whether it happens this year or next, there will always be change taking place in our lives and in this case in our neighborhood.

The Board of Directors and management team have spent the past year and a half working tirelessly to bring positive change to the community. We are doing this by tackling years of unresolved issues and maintenance concerns, one problem at a time. We realize we have our work cut out for us and we ask for your patience and assistance with this transformation process. Great things take time and if we are going to make major improvements to our community and HOA, we will need all the homeowner support we can get.

Thank you to all of the homeowners who have stepped up and volunteered to do their part by maintaining their properties, attending the HOA meetings, and being a great neighbor. We see you and we appreciate you!

FEATURED RECIPE



Cheesy Butternut Squash Casserole

A cheesy side dish for a potluck or dinner with friends and family.

Instructions

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

[click here!](#)

Ingredients

- 4 Tbsp. extra-virgin olive oil, divided
- 1 medium yellow onion, finely chopped
- 5 garlic cloves, minced
- 1/4 to 1/2 tsp. crushed red pepper flakes (depending on desired level of heat)
- 1 bunch lacinato kale, stems and ribs removed, chopped
- 1 cup heavy cream
- 1/3 cup, plus 2 Tbsp. grated Parmesan cheese, divided
- 1 Tbsp. Dijon mustard
- 1 Tbsp. fresh thyme leaves
- 3/4 tsp. kosher salt
- 1/2 tsp. black pepper
- 2 lbs. peeled and cubed butternut squash
- 1/2 cup shredded Gruyere or gouda cheese
- 2 cups torn or roughly chopped sourdough bread
- 1/3 cup finely chopped walnuts

RV/BOAT COMPOUND

THE BEST PART OF OWNING AN RV OR BOAT is having a place to park it! Did you know that deed restrictions prohibit parking an RV, Trailer, Bus, Heavy Truck, or Boat on your property. Don't risk getting a deed violation.

St. Augustine Shores RV and Boat Compound is a convenient option for residents to store their recreational vehicle at an affordable price.

For only \$50 per month plus sales tax you can rent a compound space and stay compliant. Interested in learning more?

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



RIVERVIEW CLUB



**HOST YOUR HOLIDAY
PARTY WITH US!**

(904) 797-6441

790 CHRISTINA DRIVE | ST. AUGUSTINE

WWW.STAUGSHORES.COM