

ISSUE 10, OCTOBER 2024

COMMUNITY NEWS | HOA UPDATES

Newsletter

ST. AUGUSTINE SHORES ADVOCATE

Craft *Fair*
OCT. 27th

Trunk or Treat
OCT. 31st

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 10/14 @ 6pm

HOA Meeting 10/16 @ 6pm

Fall Craft Fair 10/27 @ 12-4pm

Trunk or Treat 10/31 @ 6-8pm



FROM THE PRESIDENTS PODIUM HEART: Hear, Empathize, Apologize, Respond, and Thank...these are all qualities of a successful business leader who manages with a lot of heart.

Christine Hart, our Assistant Community Association Manager, was honored at our September Homeowners Association (HOA) meeting for her three years of service to the Shores. If you have ever needed service at our HOA office, you might have had the privilege of interacting with her. It doesn't matter how busy she is; she always greets our members with a smile and a commitment to get them the answers or the support that they need. Christine's positivity, insight, and dedication were at the heart of our recent roof replacement and renovations of the Riverview Club. A few months ago, an abandoned dog was discovered on the Riverview property. Christine took this helpless dog to the vet and ensured he received the medical care he desperately needed. The dog, now named Willie, is now safe, healthy, and, thankfully, enjoying a beautiful life filled with love and care from Christine and her family. For these reasons and more, Christine received the "Heart of the Shores" award for her positive impact on our community. Congratulations, Christine, and thank you from the bottom of my heart for being such a force for good!

Speaking about matters of the heart, an effective HOA is built from a collective effort of homeowners who are passionate about their community. In the short term, the HOA Board of Directors is accepting applications to fill a 7th seat on the Board at our October meeting. In the long term, we are looking for great people to run for office and let the members decide who they want to fill the seats. There will be four seats up for reelection in 2025. We have an excellent staff and things are heading in the right direction. Fresh eyes, new ideas, and evolving leadership on the Board of Directors keep a community healthy.

I strongly encourage you to ask yourself if you have it in your heart to step up, carry the torch, and keep our neighborhood moving forward. Please contact the office if you would like more information about HOA Director roles and responsibilities.

Back by popular demand, the Annual Craft Fair will be held on Sunday, October 27th between 12-4 pm at the clubhouse. Pouring their hearts into this event, the members of the Activities Committee have done an incredible job preparing for a fun-filled day for all. Attendees can look forward to over 30 craft tables, holiday shopping, gourmet/specialty food vendors, beautifully “themed” raffle baskets, kids events including art and face painting, 4 food trucks, and more. The committee is still looking for volunteers to help assist with the parking lot, greeting at the door, setup/breakdown of tables and chairs, as well as decorations and refreshments. Please contact the office if you can help out.

Like all HOAs, The St. Augustine Shores Service Corporation is governed by Florida statutes, Deed Restrictions, and By-laws. However, what makes our HOA so special is the heart that we see day in and day out from our volunteers and our staff. See you at the Craft Fair!

Mary Jenson

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



HURRICANE HELENE

Storm Damage Updates & Information

Clean Up Continues

BY SHANNA FREDRICKSON, CAM

Hurricane Helene, a category 4 hurricane, swept over the Big Bend area in the panhandle and worked its way through the southeast, leaving destruction and devastation in its path. Hundreds of homes, businesses, and lives were lost in this storm. Thankfully, our Shores community was not affected in this capacity.

Many Shores residents reported to our office that they experienced some yard debris, trees down, and fence damage. The Riverview Club lost a mature pine tree and a large section of the swimming pool fencing, both of which were pulled out of the ground by the strong winds.

The club pool unfortunately has been closed since the storm until the fence can be repaired; this is a requirement of the county health department.

While these are minor inconveniences for us, I can't help but think about all the people around the south who are suffering deeply from the aftermath of this storm. Our pool being closed is such a minor inconvenience in comparison to people who have lost their homes, pets, businesses, livelihood, and entire town. It's a gentle reminder to all of us to be patient, stay humble, remain grateful, and be prepared for the next storm.

Where to Donate?

[American Red Cross](#)

[Salvation Army](#)

[Samaritan's Purse](#)

[Second Harvest - Big Bend](#)

[The Humane Society](#)

[United Way](#)

Click on the links above to be directed to the charity of your choice.



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

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 November 1, 2024. The campaign would need to start soon to get out the vote for the March 2025 mailing.**

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 September 12, 2024 Board Meeting:

- \$11,507.55 delinquent over 31+ days
- \$9,363.21 delinquent over 60+ days
- \$73,501.79 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.

fall Craft Fair

SUNDAY, OCTOBER 27TH

12PM-4PM



The Activities Committee in partnership with the Board of Directors, Management Team, and Amazing Volunteers are excited to host a fall Craft Fair on Oct. 27th at the Riverview Club.

We have received an enormous amount of interest from local vendors in the community who will be participating in this event. With over 50+ vendors schedule to attend, this will be a wonderful event for the whole community to enjoy!

Mark your calendars and bring a friend! There will be shopping, food trucks, arts & crafts, children's activities, holiday gift ideas, and more!

FEATURED RECIPE



Downeast Maine Pumpkin Bread

A quick and easy fall bread recipe worth sharing with a neighbor.

Instructions

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

[click here!](#)

Ingredients

- 1 (15 ounce) can pumpkin puree
- 4 large eggs
- 1 cup vegetable oil
- $\frac{2}{3}$ cup water
- 3 cups white sugar
- 3 $\frac{1}{2}$ cups all-purpose flour
- 2 teaspoons baking soda
- 1 $\frac{1}{2}$ teaspoons salt
- 1 teaspoon ground cinnamon
- 1 teaspoon ground nutmeg
- $\frac{1}{2}$ teaspoon ground cloves
- $\frac{1}{4}$ teaspoon ground ginger



#FallVibes

TRUNK OR TREAT

RIVERVIEW CLUB



OCTOBER 31ST
6:00PM - 8:00PM

RV & BOATS

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



CURRENT DATA

- **Occupancy is 82% leased**
- **Leased Spaces = 160**
- **Available to Rent = 34**
- **Unusable Spaces = 4**



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 next Board meeting.

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

RIVERVIEW CLUB

**HOST YOUR
HOLIDAY PARTY
WITH US!**

**LIMITED AVAILABILITY
REMAINING FOR 2024!**

(904) 797-6441

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