



THE Lake Forest NEWSLETTER

The Official Newsletter of Lake Forest
at Saint Lucie West Homeowners Association, Inc.

March 2007

NEW HOA BOARD ELECTED

At the annual meeting, held on February 22, 2007, a new Board of Directors was voted in for the coming year. The board wishes to thank all who attended this very important meeting and those who voted by proxy.



The newly elected Board of Directors. From left to right are: Jane Falgia, Vice President; Jack Minenna, President; Lou Gotta, Director; Maria Wells, Secretary; and Jim Russello, Treasurer. Also in the photo is Chris Ullery, Property Manager from Advantage Property Management.

THE PRESIDENTS MESSAGE

As the out going Vice President and incoming President, I would like to thank everyone who attended the election meeting. It shows that you do care about your community. A very special thank you to all of you who made the effort to get proxies. Without your efforts we would have not had a quorum. **You saved your community**

approximately \$1500.00 (that's the approximate cost of an election if we didn't have a quorum and would have had to do it again in March). As a Vice President, I couldn't have had a better teacher than Gerry Borie, who for the better part of two years has put Lake Forest before his personal life. So on behalf of the Lake Forest community I

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would like to say THANK YOU. To begin my term, the first order of business is to look back at what was accomplished and where we need to go. Areas that need attention: collections, berms, FDOT, recreation, and overall curb appeal. What needs to be improved in the community is to maintain our

property values, or raise them, in this depressed real estate market. I will keep you all informed as to what is happening, and what the Board is doing. After all its your community and your money

Thank You
Jack Minenna, President

TREASURERS REPORT For the month ending January 31, 2007

Funds in checking account:

\$475,545.15

Funds in reserve accounts:

\$78,063.20

Receivables due from owners:

\$32,277.88

For January 2007, we came in about 5% over budget for the month. However, we spent fewer dollars than we collected thanks to \$6,500.00 dollars we received from interest on our accounts, late fees, application fees, and the capital contribution.

We noticed that a number of people are mailing their quarterly assessments on a "just-on-time" basis. That means the check is getting to us on the 15th, 16th or 17th of the month. For those people who mail checks, please mail them at least five days before the due date, which is the first of the month in each quarter. It's best not to depend on the post office for a one or two day delivery. The cost of paying late is very painful, and in the end the only person who makes out is the lawyer. No one is

here to punish anyone, least of all our friends and neighbors. We will work with people having problems, as much as the system allows. Try not to get behind in your quarterly assessments because with late fees, interest, lawyers fees plus the cost of the reconnection of your cable TV, you can dig yourself a hole you can't get out of very easily.

Also, please remember the quarterly assessment is \$426.00, not \$424.00. There were a number of residents who short paid for the first quarter.

The Vice President solicited quotes on the restoration of all our berms and it's a dollar figure we can manage; some where in the range of \$25,000.00, less whatever moneys we may receive from the city of Port St Lucie via a grant. We will do the restorations in segments so as to spread out the costs.

All data is from unaudited financial reports, but our finances appear to be strong and growing.

Thank you
Jim Russello, Treasurer

For those people who mail checks, please put them in the mail at least five days before the due date

The quarterly assessment is \$426, not \$424

THANK YOU

I would like to take this opportunity to express my sincere thanks to all who voted for me at the last Board of Directors election. I appreciate the faith and confidence you have shown, and assure you that I will perform my duties to the best of my ability at all times.

Maria Wells, Secretary

I would like to thank all of you for your trust and confidence in me. You can be sure I will make every effort to justify it.

Thank you.
Jane V Falgia, Vice President

MARCH SCHEDULE OF EVENTS

March 1	1:00pm	Poker
	7:00pm	Architectural Committee
March 2	9:30am	Water Aerobics
	12:00noon	Knitting Group
March 4	1:00pm	Poker
March 5	9:30am	Water Aerobics
March 6	9:00am	Board of Directors Workshop
	6:30pm	International Cooking Club
March 7	9:30am	Water Aerobics
	12:30pm	Mah Jongg
	7:00pm	Relay for Life Meeting
	8:00pm	Poker
March 8	1:00pm	Poker
	8:00pm	Mah Jongg
March 9	9:30am	Water Aerobics
	12:00noon	Knitting Group
March 11	1:00pm	Poker
March 12	9:30am	Water Aerobics
March 13	9:00am	Board of Directors Workshop
	7:00pm	Appeals Committee
March 14	9:30am	Water Aerobics
	12:30pm	Mah Jongg
	7:00pm	Poker
March 15	1:00pm	Poker
	7:00pm	Architectural Committee
March 16	9:30am	Water Aerobics
	12:00noon	Knitting Group
March 18	1:00pm	Poker
March 19	9:30am	Water Aerobics
March 20	9:00am	Board of Directors Workshop
March 21	9:30am	Water Aerobics
	12:30pm	Mah Jongg
	7:00pm	Poker
March 22	1:00pm	Poker
	8:00pm	Mah Jongg
March 23	9:30am	Water Aerobics
	12:00noon	Knitting Group
March 25	1:00pm	Poker
March 26	9:30am	Water Aerobics
March 27	9:00am	Board of Directors Workshop
	7:00pm	Appeals Committee
March 28	9:30am	Water Aerobics
	12:30pm	Mah Jongg
	7:00pm	Finance Committee
	8:00pm	Poker
March 29	1:00pm	Poker
March 29	7:00pm	Board of Directors Meeting <i>at the Community Center</i>
March 30	9:30am	Water Aerobics
	12:00noon	Knitting Group

March 17th



RELAY FOR LIFE

The Relay for Life team had its third Annual Dinner/Dance at the Elks club on Saturday, February 24th. We are happy to announce that we raised \$1400. This, added to the amount we've raised from June 2006, until this last meeting, totals \$9981. Our goal is \$10,000. We raised \$10,000 from 2004 to 2005 and \$10,000 from 2005 to 2006. We have a Happy Hour on March 24th and we have our Relay at Tradition Field on Friday, April 27th at

5:00pm and all through the night until Saturday, April 28th at 11:00am. So we should raise over our \$10,000 goal.

We not only want to thank the Lake Forest Team Members who worked hard to raise this money, but the residents of Lake Forest, and people who have attended our Happy Hours and Dinner/Dance. Thank you for your generous support.

Ted Moschitta, Team Captain

HAPPY HOUR

SPONSORED BY THE
LAKE FOREST
RELAY FOR LIFE TEAM

SATURDAY, MARCH 24th at 7:00pm

HOSTED BY
JIM and MARY ANN RUSSELLO
470 SW TALQUIN LANE

FOR INFORMATION CALL
344 0500

\$3.00 PER PERSON DONATION
BYOB and BRING AN APPETIZER

RAFFLE, TREASURE
TABLE, 50/50

MEET AND HAVE FUN WITH YOUR
NEIGHBORS AND AT THE SAME TIME
CONTRIBUTE TO A GOOD CAUSE!



TIPS FOR HIRING A CONTRACTOR

- **Do** insist on a written contract with time frames for completion of the work and a detailed description of the materials and scope of the job. Make sure the paperwork notes any deposit paid, including the check number.
- **Do** check with your local contractor licensing or building department on whether the contractor is properly licensed and insured and if there have been complaints.
- **Do** check with the Better Business Bureau (website: www.bbbsoutheastflorida.org) on the company's record of dealing with complaints.
- **Do** call the company to make sure the person you are dealing with actually works for them and check back after a few days to make sure the paperwork on your contract was submitted.
- **Do** keep detailed notes of meetings, letters, phone calls and emails, including the dates and times and the name of the person you contacted.
- **Don't** deal with any business that requires you to pull your own building permit.
- **Don't** pay cash or write a check to an individual.
- **Don't** try to save money by hiring workers who are moonlighting. You will not be protected by the company's insurance or license if something goes wrong.

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This picture of a cardinal was taken by Juan Cruz, a Lake Forest resident. At the urging of his wife, Julia, he got his camera to capture the cardinal feeding in their back yard on Long Key Court. Julia likes the wild life pictures in the Port St Lucie Newspaper, so she suggested Juan send it in. Apparently, the newspaper people also liked the photo and published it. Thank you for the picture, Juan. And as Juan puts it... behind every good man is a great woman.



RESIDENT'S CORNER

TO LAKE FOREST HOMEOWNERS

Are you trying to sell your home? If so, let me know if you are interested in running an add in the Palm Beach Post and News Tribune for our "OPEN HOUSES" on Sunday's. We could share the cost and help each other out. Call Pat for information at 871 0551. Ads would run Friday, Saturday and

Sunday. One week price is \$53.74 and four weeks price would be \$162.19. For an example, twenty homes dividing this cost would be \$8.10 each.

A dog sitter is needed from May 24 through June 13 for a 14 pound Italian Greyhound, 2 1/2 years old. Please contact Jerry and Maryann Borie at 873 8368.

A SPRING GARAGE SALE

The Lake Forest at St Lucie West HOA garage sale, which was held last October (2006) was a huge success. We have had many requests to also have one in the Spring. To accommodate those requests, we are planning another garage sale slated for:

DATE: March 31, 2007
TIME: 8:00am to 2:00pm

It will be put in newspapers and posted

in various neighborhood stores. The gates at both entrances will be open during the hours of the garage sale. A map and list of houses will be distributed at the gate entrances.

You may sign up at the clubhouse. The cost is a \$5.00 donation, with the proceeds going to St Jude's Children's Hospital.

Volunteers are needed to distribute maps at both gates. Please contact Maria at the clubhouse office.

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another garage
sale

FROM THE ST LUCIE WEST SERVICES DISTRICT

The following letter was received by our HOA Board. It has been retyped by the editor for inclusion in this month's newsletter:

February 2007

Dear Customer:

The St. Lucie West Services District in Association with ARCADIS G&M, Inc. (District Engineer), have completed the Irrigation Study authorized by the District Board of Supervisors.

The purpose of this study was to determine the amount of residential units and commercial units that could operate at the same time within half hour increments, which in turn dictates the flow capacities of the District's pump stations. The study results include the two new pump stations that will be added in the near future.

The District Staff has begun resetting all residential timers and replacing your label with the new irrigation schedules. The Staff will place the new labels on all clocks showing the assigned time that each residence can use their irrigation system utilizing the existing capacities of the current pump stations. You will notice an improvement in water pressure immediately; however optimum pressure will be reached and maintained only when the two new irrigation pump stations come on line.

Your Homeowners Associations received a letter in January informing them of this change, so you may have already been informed of these changes. It is imperative that you allow District Staff access to your time clocks to perform this task.

As a resident you are not to make any changes to the timers after the new time schedule has been set (barring any unusual events such as: power outages, daylight savings time, or system failures). It is important that after the new schedule has been placed into service that only the H.O.A.'s make changes to the timers per the District's instructions.

Cooperation in this matter is appreciated. It is important to remember that for all to receive optimum pressure while using their irrigation system the new schedule must be enforced.

If you have any questions, do not hesitate to call me at (772) 340-0220

Sincerely,
(Signed)
William K. Hayden
Assistant District Manager

The Lake Forest Clubhouse office is open daily from 8:00am to 12:00 noon and every Wednesday evening 4:00pm to 7:00pm for your convenience

Lake Forest at Saint Lucie West HOA, Inc.
249 SW Lake Forest Way
Port Saint Lucie, Florida 34986
(772) 878 1944 - Office (772) 878 6461 - Fax
Email: lakeforestslw@adelphia.net

Articles for the April Newsletter are due
March 28th

Paid Advertisements

ATTENTION ALL HOMEOWNERS

LOOKING FOR LANDSCAPE UPGRADES? NATIVE CONTROL CAN HELP! WE OFFER ALL TYPES OF COLOR MULCH, DECORATIVE ROCK, STEPPING STONES, TREES, PALMS, SEASONAL FLOWERS, AND FERTILIZATION PROGRAMS FOR TREES, SHRUBS AND PALMS, BACK YARD MAINTENANCE SUCH AS TRIMMING, PRUNING AND WEEDING AND ANY TYPE OF LANDSCAPE UPGRADES.

OUR LANDSCAPE DESIGNS CONFORM WITH ALL ASSOCIATION REGULATIONS.

GIVE US A CALL TODAY FOR A FREE QUOTE

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