



Mystic Reporter
November 2009

Annual HOA meeting

on **Wednesday, December 2 at 7:00 PM** in the cabana. Bring your chair!

Your three Board members – Rob Bosscher, Keith Downs, and Roberta Lattoz – are willing to stand for Board membership again in 2010. We welcome additional Board nominations.

Proposed 2010 Budget

The Board has worked hard to keep expenditures down this year. We were able to hold costs down, which increased the association fees by just 5% for 2010. This translates into a \$6.98 / quarter increase, a \$146.63 payment every three months. Maintenance of our 9 retention ponds, hundreds of feet of perimeter wall along Michigan Street, the attendant grass and landscape care, and the pool & cabana maintenance constitutes about half of our total budgeted expense.

Because of a significant number of late and missing HOA quarterly fees, we carried a balance due this summer of about \$16,000. We are grateful for the payments that many homeowners made over the past five months – our balance due is now down to about \$13,000. Your Board understands the effect that the recession and slow economy has had on personal finances. We encourage you to discuss with a Board member any payment difficulties you may have **before they happen**. Your Board members are reasonable, understanding people and want to work with you.

Retention Pond Repair

You undoubtedly noticed the activity along Michigan Street just west of Mystic Point Court over the past few months. Mystic at Mariners HOA is responsible for the maintenance of a retention pond in the wooded area – we own that land. In June that retention pond, and a retention pond owned by *Coach Homes* to the west overflowed on to Michigan Street. City inspectors and engineers told us and *Coach Homes* that we had to fix the drainage in the two ponds.

Over the next 3 months we took bids on the work, picked a contractor, and had the pond fixed. If you have ever tackled a plumbing job at home, you know what comes next – there were more problems. Final tally: scrub trees and brush removed, repair of a 24 inch concrete drain, 100 feet of 6 inch flexible drainage tile replaced, a sand bed for the drainage tile created, and sod replaced. The cost for all of this was \$20,550. Because of the conservative spending of the Board

over the past several years, we had more than enough in our reserves to cover this large expense. We thank God we had a no-expense hurricane season also!

Michigan Street Wall Cleaning

During the past month we have had all of the association walls along Michigan Street power washed on the road side only. The Board knows that much more is needed on wall maintenance, but for the \$1,800 we spent for the cleaning, we believe that we have made some headway in the manner in which we present our association to the public.

Cabana

We installed iron grillwork and a locking entrance door around the cabana due to vandalism. Because we are now able to lock the cabana, we have been able to purchase tables and chairs for the cabana interior. We have also purchased several chaise lounge chairs which are around the pool area.

We continue to struggle with vandalism. Most recently, the sinks and toilets in the men's and women's rest rooms were destroyed and will now have to be replaced, as well as door repairs. Repair and replacement costs will be over \$2,000. It would help greatly if you would check that the rest room doors are closed and locked after you have used the pool. Children need to be supervised at the pool, people!

Irrigation Restrictions

Remember that the *St. John's Water Management District* has limited grass and landscape watering to **one day per week** until next spring's time change to Daylight Saving. Odd numbered houses on Saturday; even numbered houses on Sunday.

Architectural Review Board (ARB) Notes

If you are planning to

- Paint your house
- Add on to your house
- Put in a shed
- Install a pool
- Do anything with fencing
- Remove a tree
- Replace windows, sliding doors, or entrance doors

you need ARB approval. There is a PDF application on our association website, located at <http://mysticatmariners.com/> which you can download. Fill it out and give it to a Board member.

We encourage you to explore Florida friendly landscaping to reduce your irrigation costs. Draw up a plan and submit it to the ARB for approval.

The ARB meets as needed on the second Wednesday of the month. You must hand the completed form to a Board member by the beginning of the month. Be reasonable, people! The ARB is a collection of your neighbors who volunteer their time. Just because you need approval yesterday is not going to make the committee move any faster!