

# *St. Thomas Square*

## *Master Owners Association*

OCTOBER 2016

### **ANNUAL MEETING**

Remember, our Annual Meeting is Saturday, October 15 at 9:00 a.m. in the clubhouse. The budget approval meeting is on Friday, October 14 at 9:00 a.m.

Please return your Ballots, Proxies, and Owner Information Sheets ASAP. You will need to return the Proxy for MOA as well as the Proxy for your Villa/Plaza unit. We start counting Proxies immediately to establish quorums for our meetings. Even if you plan to attend in person, please return the Proxies now as it is very costly to reconvene if we don't reach a quorum.

Don't forget to bring a dish to share for our pot-luck lunch immediately following the meeting!

### **CONDO MAINTENANCE**

This has been a terrible and expensive year for Owners with numerous water heater and air conditioning failures. We have seen water heaters as old as 32 years still installed in units. They rust through the bottoms or fail at the top hose connections and create havoc for the unit and any units below them. Some Owners believe that because they still get hot water and the heater "looks" good, the units are fine.

We will be conducting a 100% unit audit starting mid-October. We will check for condition and age of the following:

- \*\*hot water heater**
- \*\*air conditioner**
- \*\*unit water shut off valve**
- \*\*washer hoses**
- \*\*under-sink pipe leaks**
- \*\*balcony safety**

Remember that you are required to leave a key or door code on file with the office.

### **WIRELESS INTERNET - SUPPORT**

The wireless network is "St Thomas WiFi" and the security key is StThomas (no periods or spaces).

There have been some issues recently with service at our complex. Please call the support line to report issues as they happen. If it is after hours, PLEASE leave a message-they will call you back. **888-363-8266**

Report to the office if you have no results from calling the support line.

### **PETS**

There has been an increase in the number of dogs without leashes and dog waste. Please remember that renters are not permitted to have pets on the property. All dogs must be on a leash outside, and waste must be properly disposed.

### **GATE REMOTE CONTROLS**

Owners may purchase a remote control for the drive gate for \$30 each.

### **POOL BANDS**

Remember pool bands are required for each person in the pool area!

### **WWW.STSMOA.COM**

Don't forget to visit our website. It has all of our Documents, Rules, Budgets, Minutes, and News. You may also pay your quarterly fees online!

REMEMBER TO FOLLOW US ON FACEBOOK!

[www.facebook.com/stthomassquare](http://www.facebook.com/stthomassquare)