

The St. Lucie Falls Property Owners Association

About Our Community

For your benefit, management has put together a listing of general information about the community and policies adopted by current and previous Boards for the St. Lucie Falls Property Owners Association.

Application and Background Check – Board of Directors approved process as of January 1st, 2021 associated fees to be paid by buyer.

Architectural Modifications – Any changes or modifications to the exterior of the property must file an application. The Architectural Control Committee (ACC) is to approve any change requests they receive as per the SLF covenants.

Assessments - The quarterly Homeowners Association maintenance fee currently \$440.00 is payable quarterly, January 1st, April 1st, July 1st, and October 1st. Payments are to be mailed to St. Lucie Falls, 9000 SW Pennsylvania Avenue, Stuart FL 34997, deposited in the proper box at the lodge or on our website. Make checks payable to St. Lucie Falls Property Owners Association (SLFPOA).

Clubhouse Keys – A maximum of two keys are to be issued per residence. There is a \$50.00 fee for replacement keys. Keys are registered with the office by number and must be returned to the office upon sale of dwelling or a \$50.00 fee per key will be incurred.

Copy Machine - There is a copy machine in the Lodge billiard room for use by residents of St. Lucie Falls for their personal copies. The cost per copy is 5 cents each. This machine is available for your use during normal business hours of the Lodge.

Exercise Room - There is a homeowner's exercise room located at the Lodge. It is for all residents to use. There is a treadmill, stationary bicycle, and weights. Use at your own risk. Guests are allowed to use exercise room only if accompanied by a resident, no children under age 18 years of age.

Forms – All forms are available behind the reception desk at the Lodge, to include Work Orders, ACC Change Request Forms, Temporary Change of Address Forms and Mailing Address Change Forms.

Garbage – Garbage pickup days are TUESDAY and FRIDAY. Recycled items are picked up on Tuesday. Yard waste pick up is WEDNESDAY. Garbage recycle bins and yard waste should not be put out on the curb until the day of pick-up. Call Waste Management for more information at 772-546-7700. Recycle bin pick up at Martin County Solid Waste & Recycling – call for information at 772-288-5772.

Lampposts – The Property Owners Association maintains the lamppost, lantern head and light bulb in your front yard. The lampposts always stay lit. The owner may purchase a dusk to dawn sensor. If you should have a problem with the lamppost, please do not try to fix it yourself. Fill out a work order request, which is available at the Lodge or call the office to report. If there is an electrical problem, it is the owners' responsibility to repair.

Library - there is a resident's library in the Tennis Center clubhouse. It is for everyone's use. Help yourself. Do not forget to return books you borrow, so someone else can enjoy the books as well.

The St. Lucie Falls Property Owners Association

Mailboxes – All mailboxes must be white. For a new mailbox contact the office.

Newsletters – The Newsletter is published monthly which provides information on upcoming events throughout the Community. Please make use of this helpful tool to keep informed on what is happening in our community. If you would like to receive a newsletter via email, please call the office to provide your email address.

Office Fax – The office fax machine is available to SLF residents.

Pets – Two (2) non-aggressive pets per lot.

Recreational Equipment- Recreational equipment is available for all residents to use, it is stored in the storage room located between the restrooms at the Tennis Center, common area key opens all doors.

Storage Compound – St Lucie Falls has a storage compound that is available for the storage of boats, trailers, recreational vehicles, and other items. Please refer to your rules and regulations for details.

Water/Sewer – Water/Sewer is billed on a quarterly basis. Payments are to be mailed to St. Lucie Falls, 9000 SW Pennsylvania Avenue Stuart, FL 34997, deposited in the water payment box at the Lodge, or on our website. Make checks payable to St Lucie Falls Property Owners Association (SLFPOA).

Website – Visit the St Lucie Falls website at www.stluciefallspoa.org for access to pay your HOA, Compound and/or Water/Sewer Invoice; send the Board of Directors an email; read the latest, Financials, Governing Documents, Minutes, Newsletter, Rules and Regulations; print a form for ACC, Clubhouse Reservation Request, Emergency Contact, Maintenance Work Order Request or Temporary Change of Address Request.