



TRADER'S CROSSING

AT JONATHAN'S LANDING CONDOMINIUM ASSOCIATION

1st Quarter 2009 Newsletter

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BRISTOL MANAGEMENT

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JUPITER, FL 33458

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Property Manager:
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James@Bristolmanagement.com

Administrative Assistant:
Deborah Anzalone
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Association Website:

<http://www.bristolmanagement.com/forms/Traders%20Crossing/traderscrossing.htm>

FROM THE PRESIDENT

By Warren Richards

By now I hope most of you have had an opportunity to see the results of the major projects completed this summer. A special thanks to Bob Braster and Bristol Management for overseeing the work that has restored our community to "like new".

Landscaping is our last major project. We will develop a "master plan" for review and approval by our owners. I hope you agree that significant progress has been made since the Landscaping Committee suggested we hire Sago to maintain our grass, shrubs and irrigation system.

I look forward to our next Pool Party scheduled for Monday, January 12th at 5:30. The Social Committee does a great job with these events and I encourage your participation. We will have a "town meeting" at the pool the same day at 4:00. As you know, town meetings provide an opportunity for owners to meet with their board of directors to ask questions and provide feedback.

Finally, the board is discussing a by-law change to expand its size from five to seven directors. Many of our owners possess skills and experience that would improve the management of our community. I would be interested in your feedback on this by-law change. Also, applications to run for the board should be submitted to Bristol Management no later than January 5, 2009.

I look forward to seeing you when I return to Trader's Crossing on December 29th. Have a healthy, HAPPY NEW YEAR.

Sago Landscaping, Inc

212 S. Old Dixie Hwy

Jupiter, FL 33458

Estimate

Date	Estimate #
12/19/2008	1669

DRAFT

Name / Address

Trader's Crossing CHOA
c/o Bristol Management

Project

Description	Qty	Cost	Total
Phase 2: Landscape Modification			
Removal of all unwanted landscaping and clean up		280.00	280.00
Remove (3) oak trees in front of Unit 135-237 (Price to be supplied by Tree Service and not included in this estimate)			
Remove (1) golden rain tree		185.00	185.00
Remove (2) Citrus tree and sod if needed	2	60.00	120.00
(10) Confederate Jasmine Vine #3	10	20.00	200.00
(5) Eugenia #7	5	38.00	190.00
(3) Yellow Ixora, maui #3	3	14.00	42.00
(13) Xanadu #3	13	16.00	208.00
(162) Arboricola trinette #3	162	14.00	2,268.00
(4) Foxtail fern #3	4	14.00	56.00
(4) Purple Bougainvillea #3 trellis	4	25.00	100.00
(1) Jatropha Bush #7	1	65.00	65.00
(5) Croton mammey #3	5	14.00	70.00
(4) Triple Roebelinii Palm 5-6' ht	4	185.00	740.00
(3) Jasmine Pubescent #3	3	14.00	42.00
(10) Wax Jasmine #3	10	14.00	140.00
Total			\$4,706.00

Phone #	Fax #
561-747-8872	561-747-2683

Signature _____

Traders Crossing HOA

PHASE 2 LANDSCAPE MODIFICATION

DRAFT

NORTH SIDE

Front	
207	remove existing chalcus (5) confederate jasmine vine #3
111	(5) confederate jasmine vine #3
216	(4) Eugenia #7 at the end to replace part of the existing hedge
Back	
116	(3) yellow ixora #3 to fill in existing
114	(3) xanadu #3
211	(6) trinette #3
101	(1) eugenia #7 for meter area facing the pool
Front	
232	(4) foxtail fern #3 to add to existing in front under oak tree
231	(2) purple bougainvillea #3 Trellis by Parking area
230	(1) purple bougainvillea #3 Trellis by garage
226	(1) jatropha bush #7 to add to parking area
Back	
219	(6) trinettes #3
222	remove azalea in front of the bed and leave area bare
226	remove azalea by the screen and install (5) croton mammey #3

SOUTH SIDE

Front	
155	remove thryllis against wall in parking area install (22) trinette #3
252	remove crown of thorn install (15) trinette #3
250	remove golden rain tree on the corner of the parking area remove all selloum under the goldn rain tree Install (1) triple roebelinii 5'-6' ht ht
247	(18) trinettes #3
145	remove lirioppe ; install (2) bougainvillea
240	remove lirioppe ; install (8) trinette #3
239	remove lirioppe ; install (10) trinettes #3
136	remove ixora; install (15) trinettes #3
135-237	remove (3) oak trees ; install (3) triple roebelii palms 5-6'
237	talk to owner about cutting one trunk off the christmas palm that is growing into the building in the back
Back	
134	remove jasmine; install (6) trinettes #3
135	install (18) trinettes #3
136	remove allamanda ; install (5) trinettes #3 remove citus tree (3) jasmine pubescent #3 to fill in
138	(8) trinettes #3
Back	
245	(10) xanadu #3
249	(3) wax jasmine #3
150	(3) wax jasmine #3
151	remove azalea (20) trinettes #3
153	remove part of the selloum; install (4) wax jasmine #3 to fill in
154	(5) trinette #3 under the schefflera tree by the screen
155	remove citrus tree

Sago Landscaping, Inc

212 S. Old Dixie Hwy

Jupiter, FL 33458

Estimate

Date	Estimate #
11/25/2008	1637

Name / Address

Trader's Crossing CHOA
c/o Bristol Management

DRAFT

Description	Qty	Cost	Project	
			Total	
South Entrance Landscape Modification				
Remove all unwanted landscape material		125.00	125.00	
(2) Triple Christmas palm 8-9' ht	2	285.00	570.00	
(1) Triple Roebelinii Palm 5-6' ht	1	180.00	180.00	
(36) Gold Mound #3	36	12.00	432.00	
(10) Xanadu #3	10	15.00	150.00	
(26) Green Island ficus #3	26	12.00	312.00	
(12) Plumbago #3	12	12.00	144.00	
Apply (20) bags of Mulch	20	4.50	90.00	
North Entrance Landscape Modification				
Remove all unwanted landscape material		125.00	125.00	
(2) Triple Christmas palm 8-9' ht	2	285.00	570.00	
(1) Triple Roebelinii Palm 5-6' ht	1	180.00	180.00	
(30) Gold Mound #3	30	12.00	360.00	
(10) Xanadu #3	10	15.00	150.00	
(26) Green Island ficus #3	26	12.00	312.00	
(12) Plumbago #3	12	12.00	144.00	
Apply (20) bags of Mulch	20	4.50	90.00	
Pool Area				
remove all unwanted planting		290.00	290.00	
(10) Gold Mound #3	10	12.00	120.00	
(76) Arboicola trinette #3	76	12.00	912.00	
(8) Ti Plant 'xerox' #3	8	18.00	144.00	
(1) Jatropha bush #7	1	60.00	60.00	
(16) Croton Petra #3	16	12.00	192.00	
50% Deposit required prior to installation			Total	

Phone #	Fax #
561-747-8872	561-747-2683

Signature _____

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c/o Bristol Management

DRAFT

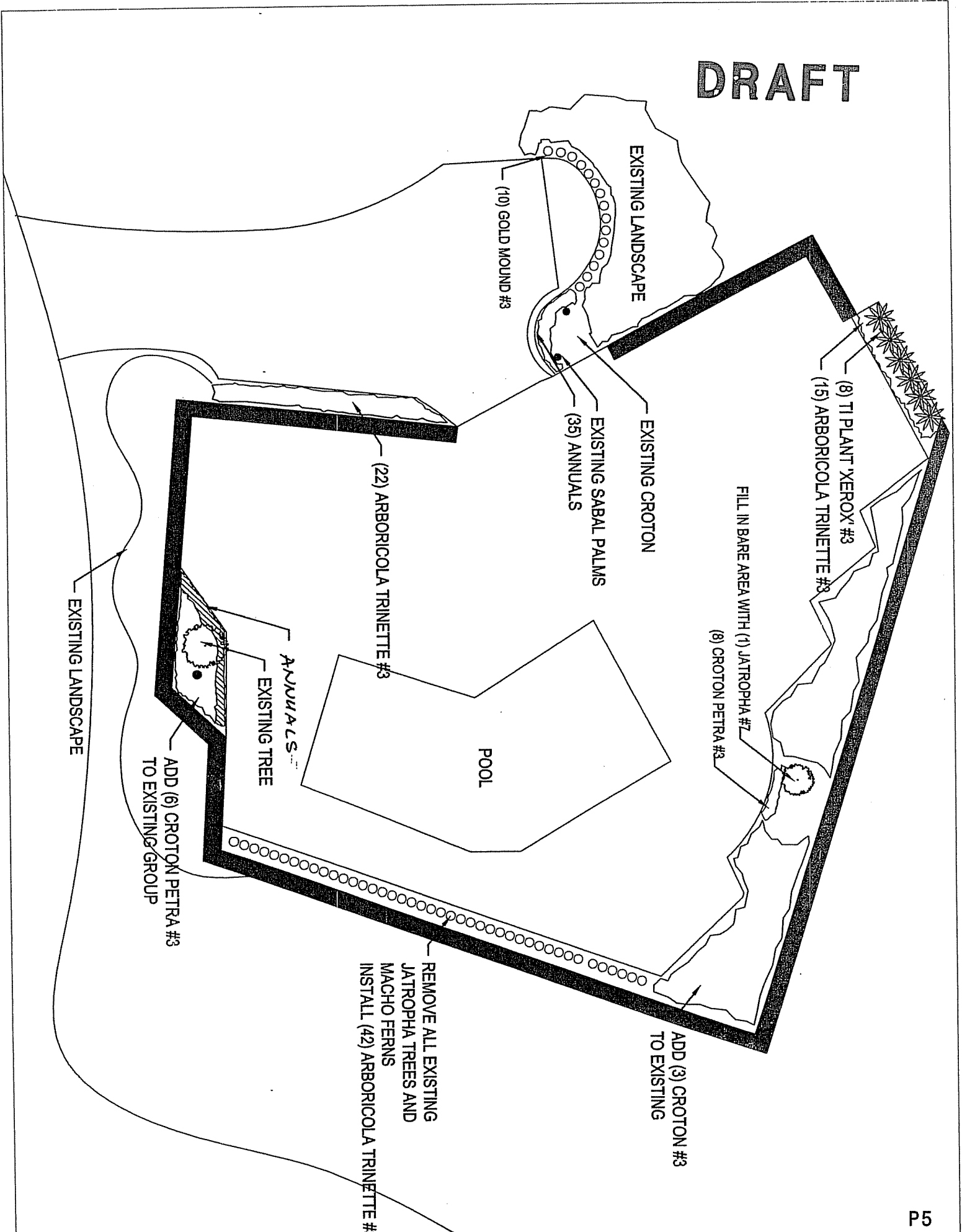
Project

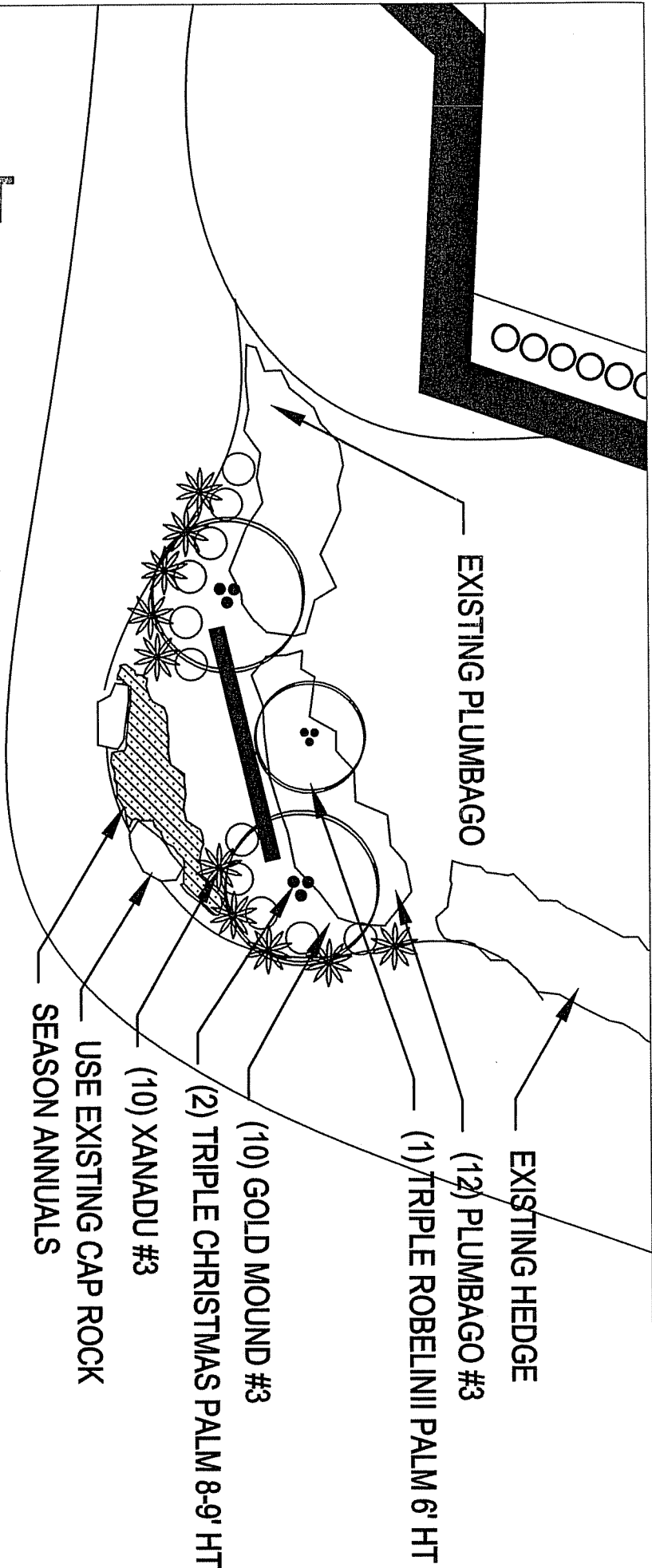
Description	Qty	Cost	Total
Apply (50) bags of Mulch	50	4.50	225.00
50% Deposit required prior to installation			Total \$5,877.00

Phone #	Fax #
561-747-8872	561-747-2683

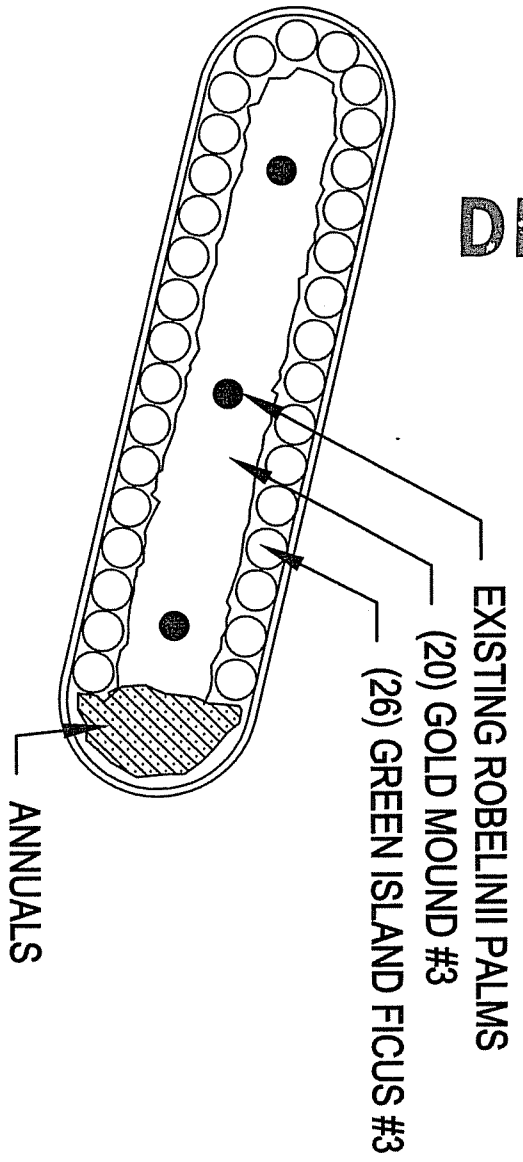
Signature _____

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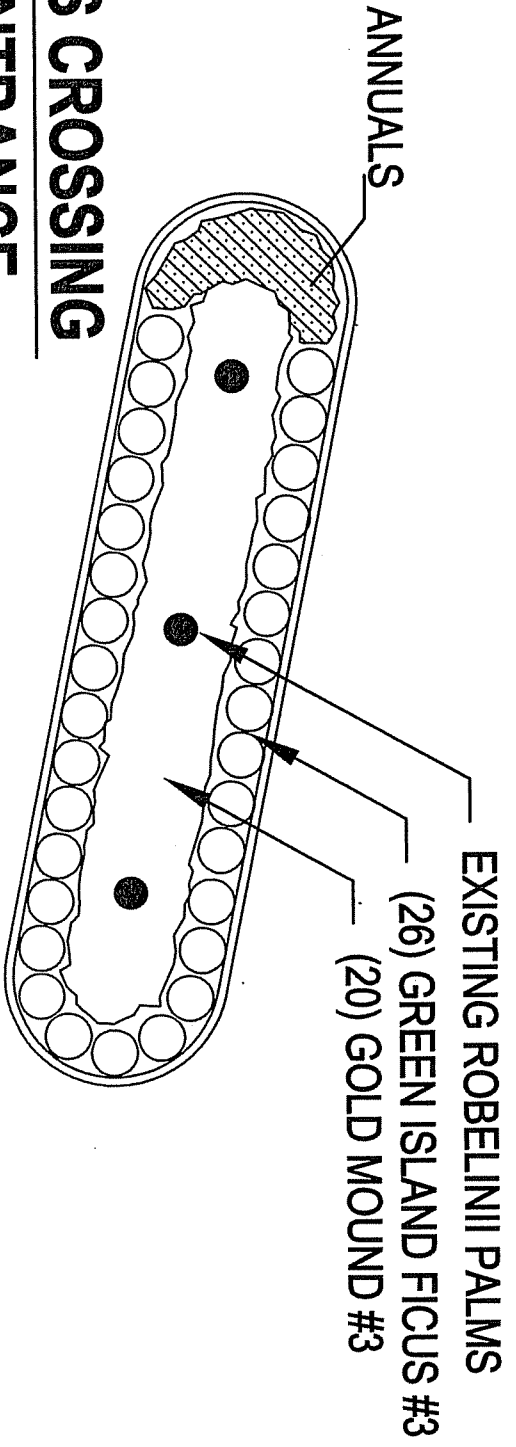
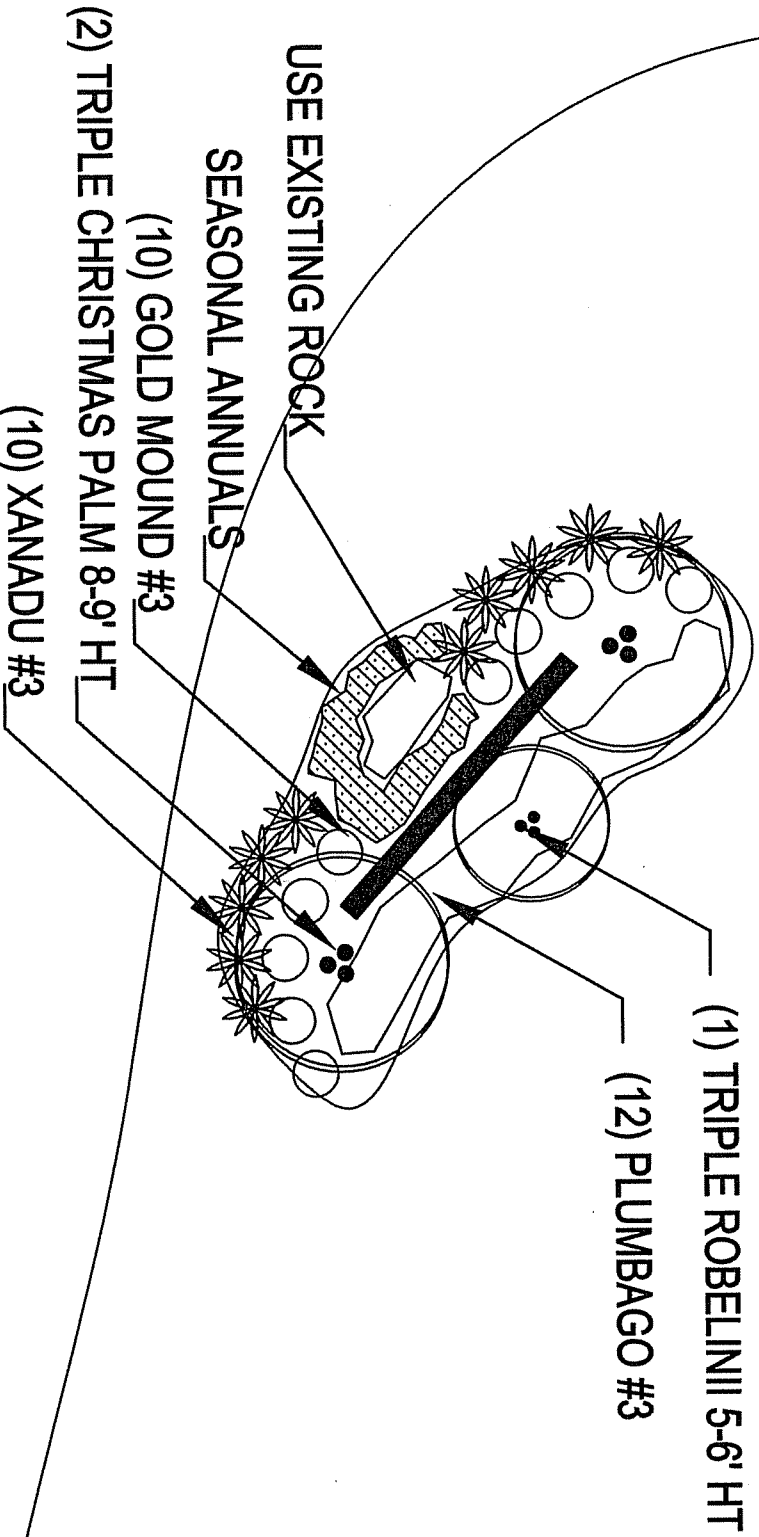


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TRADERS CROSSING
NORTH ENTRANCE

DRAFT



TRADERS CROSSING SOUTH ENTRANCE

TREASURER'S REPORT

By Chick Devine

"BY THE NUMBERS"

By now you have received the proposed budget for 2009. On November 12 the board conducted a workshop meeting at the offices of Bristol Management specifically to review the important line items in the proposed Operating budget and discuss the Replacement Reserves budget projections.

As of September 30 your Association is on budget for 2008 and expects to have a year-end planned operating surplus of approximately \$20,000 to cover prior year losses. We should begin the year 2009 with a positive Operating Fund balance of approximately \$10,000. The Operating Fund has not had a positive balance since 2004. This assumes we will not have to add more than \$5,000 to our uncollectible owner receivables provision.

At the February 2008 annual meeting it was mentioned the Association had engaged John R. Frazer a Reserve Specialist to re-inspect our property and prepare a reserve analysis update and a reserve study report. The report was received in October 2007 reviewed by the board and after meetings and discussions concluded the report was not in accordance with our original request and directions. The report, however, after some modifications has been used to determine the annual Replacement Reserve funding. Our Replacement Reserves at December 31, 2007 were \$1,099,400. After 2008 owner contributions and interest income and expenditures of \$280,000 for the balance of the 2007 painting, roadway paving, concrete and brick work, pool restoration and a new geo-thermal pool heater we expect the reserve balance to be approximately \$900,000 at December 31, 2008. Based on current projections the Reserve Fund position is strong.

PROPERTY MANAGER'S REPORT

By James Hotchkiss, LCAM, CMCA, AMS

As we come to the end of another year, I just wanted to take an opportunity to reflect back. 2007 and 2008 have been the most productive years Trader's Crossing has experienced in decades. New roofs were installed, the buildings were painted, the roads were resurfaced, the pool was resurfaced and retiled, the pool heaters were replaced with high efficiency geothermal units, the landscape and irrigation contractor was changed, the carriageways were pressure cleaned, the paver bricks were leveled, and major concrete repairs were conducted. This was only possible through the hard work, determination, and individual expertise of each of your 2008 Board of Directors. It is one thing to take on any of these projects by themselves, it was an entirely different effort required to organize all of these projects within the last several months. So, I would simply like to thank each Board member for all of their help these past two years.

QUICK NOTES

By Susan Nelson- Communications Chairman

- New doors with electronic locks have been installed at the pool area. The code to enter is "1-1-1-1".
- New technologies are allowing your Board of Directors to save your money, but we need your help. Please submit your email addresses to James@BristolManagement.com. The cost of a stamp is only going to increase and each correspondence the Association can handle through the internet saves you money.
- Our Board of Directors is a group of volunteers. Please respect their privacy and send all correspondence to our management company, Bristol Management. Our property manager, James Hotchkiss, will be able to assist you with any concern or comment.
- It is not necessary that Directors be year round residents. Several meetings were successfully conducted in 2008 using telephone conferencing.

