

Dear House Owner,

I hope you have a happy and prosperous 2010. In an effort to engage with all property owners on our site, I have outlined below a number of key areas for your attention.

1. **Loyalty Scheme** - We are introducing a new bar/food loyalty scheme in March to all St. Helen's golf members – offering 10% discount on all bar/food and shop purchases. If you wish to avail of this loyalty scheme and are not a golf club member, please contact us on 053 91 33234 anytime. Several other valuable incentives will be offered on this scheme.
2. **Social** – The bar/food service is now back under St. Helen's Bay control. We would hope that you will find a refreshing welcome from Liz and the clubhouse staff on your next visit. Many new social functions are planned for 2010 (watch the website) for the benefit of our on site residents.
3. **Rentals** - More and more houses are being rented, to short and short term tenants, as well as to the holiday market. It is imperative for everyone's benefit that there is an element of control on how these rentals are managed. All I ask is, you let us know if you intend renting your property, this information will be for internal use only. This is vital to us for example for security reasons so please let us know, by return, if you intend renting.

Our security person Tony will also try to inform us of the houses rented as he checks all cars entering the site, and each house, weekly. We have also been informed in the past by the local Gardai of some very undesirable persons renting property on our site, which cannot be allowed to develop under any circumstances, it wasn't intended but it happens.

4. **Asset Value Management** – Your property in St. Helens is a valuable investment for you. There are several ways we can, with your co-operation, ensure that the value of your investment is maintained at the highest possible level, so we need to develop our Community Life, the social life, the 'activities' life.
5. **Management and Communications**  
Our team of Kevin Doherty, Kevin Carroll, Nashir and myself are responsible for the overall management of the day to day operation of the Management Companies on the site. We do this with the co-operation and help of the Directors (who represent you) of these Companies. We would greatly appreciate your comments on all matters relating to the physical and social life of the St. Helen's Community. Please have a look at the St. Helen's Bay website ([www.sthelensbay.com](http://www.sthelensbay.com)) and the Notice Board in the Village when you get a chance.
6. **Security** - we want to have a safe site in every respect for our houses, our children, and our visitors. I would very much appreciate your input into the 'control' elements in this regard.

Apart from the obvious physical appearance and image, we would hope, you would be proud to say you 'live' in St. Helens and help us build our already successful Brand

**Key Holding** – We provide a "house check" service during the winter months especially and will safely hold your keys here for other purposes. The fee for this service is €100 per annum.

7. **Children/Teenagers** – As you are aware we are very child friendly, and in 2010 we intend on widening our 'activities' opportunities for all juniors. One of the 'glaring' omissions in this regard is the lack of water based activities considering the ideal location we occupy for such pastimes. We are prepared to give every support possible to any parents or marine sports enthusiast to set up basic facilities in this regard in the Spring of 2010.
8. **Activities** – One house owner has generously offered their time and expertise to help provide organised nature walks from Carne to Rosslare Harbour. Again look at our website in early Spring to get further information on these walks.

We have had experts in the Sport of Archery visit us, so that we can provide this new activity on site for 2010 also. Two possible locations have been identified where; with parental supervision the juniors can take part in tournaments. Over the past couple of years we have monitored the 'use' of the 5 on site tennis courts. Usage ranges from 'climbing the netting' to very well attended tennis camps. So to make better use of these facilities and offer a more organised sport of tennis on site, we are setting up a Tennis Club to include people living locally and on site residents. Over the coming months this Club will inform you of its Programme of Events. Please also note that we have very welcoming Soccer and G.A.A. Clubs in the locality which have excellent facilities and hold training sessions during the summer. Contact us for further details.

Apart from these activities listed above we have excellent support from parents for the golf camps, rugby camps, pottery classes etc. which bring so much enjoyment to those who take part. At the end of the day it is by "taking part" that you will influence your Community in a very positive way.

9. **Creche** - Several visitors and residents asked us about such a facility being provided to all 'golfing' parents to reduce the cost of babysitters while they play golf or go out for an evening, this is being investigated from the planning and H.S.E. perspectives.

## 10. Property

Other noteworthy matters for your attention and some good news developments are, Golf & Leisure Parcs Ltd recently successfully gained planning permission for an Outfall to Sea effluent Pipe which will allow G.L.P. to expand facilities and develop the Estate in various ways. The application for Planning Permission to develop serviced sites at the top of the entrance road to St. Helen's Village was granted

recently. It is hoped to commence development of the services to these excellently located 1/3 acre (approx) sites in the next few months. They are being offered for sale through Sherry Fitzgerald Hawthornthwaite Wexford from 1<sup>st</sup> February 2010. Several house types of over 2,000 sq ft. can be built to your own style on these sites which offer very attractive purchase options.

Considering our unique location beside the beautiful St. Helen's beach and all our on site facilities, including accommodation, we are going to develop our **function and wedding markets**. Research, in many similar Golf Resorts, leads us to believe that we will be a popular location for such events. Any interested party from our membership or residents will be given priority and special offers for these functions. Contact us for further details and visit our website.

Have a relaxing, peaceful year

Regards,

Larry Byrne