



# **Estates of Judith's Fancy**

**Owners Association**  
**St. Croix, U.S. Virgin Islands**

## **Judith's Fancy Owners Association** **President's Message – Annual Meeting 2026**

Dear Members,

Welcome to our new property owners and thank you to all members for your continued commitment to our community.

### **Annual Meeting Update:**

This year's annual meeting will be held at a new location. Directions and a map are included in your meeting package. Please note, we will not be meeting at The Palms.

### **Board Activities:**

The Board of Directors met monthly (except July) to address community projects and member concerns.

### **Key Accomplishments:**

- **By-Laws:** The Board has revised the By-Laws following last year's vote. The updated version is available in the owner's portal.
- **Delinquent Assessments:** Significant progress was made in collecting overdue assessments in 2025, with continued efforts planned for 2026.
- **Paperless Initiative:** We have transitioned towards a paperless process. All documents are accessible via the owner's portal. Please ensure your email address is current.
- **Assessment Payments:** Payments can be made through the owner's portal. Bank transfers are free; credit card payments incur standard fees. Checks are accepted; cash payments are not.
- **Budget and Projects:** Two brush cuttings and several road projects were completed to enhance safety. Further details are available in the Roads report at the annual meeting.
- **Real Estate and Construction:** Increased real estate activity and architectural submissions were noted in 2025. Sellers are reminded to notify the association of ownership changes.

**Annual Meeting Package Includes:**

- Map to new meeting location
- 2025 Proposed Annual Meeting Minutes (to be approved in meeting)
- 2025 Profit/Loss and Balance Sheet
- 2026 Annual Meeting Agenda
- 2026 Board of Directors Ballot (vote for up to three candidates; write-in options available; submit to secretary via directions on ballot)
- 2026 Proposed Budget
- Appointment of Proxy Form (submit to [secretary@judithsfancy.org](mailto:secretary@judithsfancy.org) if unable to attend; proxies must be filed prior to the meeting and will follow Board recommendations if not specified)

Thank you for your continued support over the past year. We welcome your ongoing feedback and suggestions to help us further enhance our community.

DocuSigned by:  
  
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Sincerely,  
Felicia Myers  
President, Board of Directors  
Estates of Judith's Fancy Owners' Association  
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