

WELCOME



Estate Fish Bay Owners' Association

Fish Bay, St. John, U.S. Virgin Islands
www.efboa.org





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THANK YOU!



Welcome To Estate Fish Bay

We are delighted to have you a part of the Estate Fish Bay community — a place where neighbors become friends and every street feels like home.

The Estate Fish Bay Owners' Association has been established to develop & maintain the infrastructure and quality of life for over 200 home sites in Fish Bay.

The Association reviews building plans, grades and paves common roadways in order to ensure the safety of residents and visitors, as well as to preserve & enhance the local environment.

We work to educate potential and current property owners about their responsibilities as described by the community covenants and as prescribed by the Virgin Island's Department of Planning & Natural Resources.

The Association collects annual dues that are used to support the community mission, and to help preserve the quality of life in Fish Bay.

Whether you are new to the island or relocating from a different neighborhood, we hope this next chapter brings you comfort, connection, and wonderful new memories.

In Fish Bay, we take pride in creating a safe, beautiful, and welcoming environment for everyone. You'll find many walking the neighborhood roads, friendly waves & hellos from neighbors, and a sense of community that truly sets us apart.

This Welcome Packet was designed to help new residents learn more & for current residents to have for reference. Inside, you'll find everything you need to know about living here — from history, community guidelines, responsibilities, local services to helpful tips for getting the most out of life in Fish Bay.

We encourage you to take your time exploring, introduce yourself to your neighbors, get involved and enjoy all the little things that make Estate Fish Bay so special!

Thank you!
Estate Fish Bay Board of Directors



MEMBER CONTACT FORM

Name (s) (First & Last) _____

Fish Bay Parcel # (s) _____

Mailing Address _____

Contact Information

Primary Email Address _____

Secondary Email Address _____

Phone/Mobile Number (s) _____

Contact Information Share Consent

Please select YES or NO if you agree to share your contact information with other EFBOA Members.

YES

NO

Any additional contact information or contact preferences that should be noted?

***this form can be completed by hand & returned via [EMAIL](#) OR completed [ONLINE](#)**



🍷 Resident Responsibilities

While the island & Fish Bay community are typically safe & small; safety also depends on every resident doing their part.

Please:

- Keep your access credentials private and do not share them with non-residents.
- Ensure all doors, gates, and garages are properly closed when not in use.
- Report any suspicious behavior or unfamiliar vehicles to authorities immediately.
- Follow the posted community speed limit to keep pedestrians, pets, and children safe.
- Keep all pets contained or leashed



Emergency & Important Contacts

- **Water and Power Authority (WAPA)** is the provider of electricity. It is important to understand that power outages are common. Many people have generators or solar to support electrical needs.
Feeder Power Grid: 9E
www.viwapa.vi
340-774-3552
- **Police Department** is located in downtown Cruz Bay.
9-1-1
340-693-8880
- **Fire Department** locations include one in Cruz Bay and one in Coral Bay.
Cruz Bay: 340-776-6333
Coral Bay: 340-776-6365
- **St. John Rescue** service is available 24/7.
340-693-7377
- **Motor Vehicle** office is located beside the tennis courts in Cruz Bay.
340-776-6262
- **US Post Office** is located in downtown Cruz Bay. You must rent a box for mail since we do not have mail delivery in Estate Fish Bay.
340-779-4227
- **Biz Center** (Market Place) is another option for renting a box for mail. It is also a great place to ship packages and get money orders.
340-714-4249
- **Pelican Post** is located in downtown Cruz Bay, one block up from the ferry dock. Communications center offering mail services, luggage storage, business services to include copying, scanning & faxing. They also offer services to residents to include bookkeeping, tax preparation, payroll & more.
340-693-4535

🍷 Fish Bay Map Geo

[USVI MAP GEO - LINK](#)

The Government of the Virgin Island provides a Geospatial Informational Map for the residents. ZOOM in to see your property and learn more about Fish Bay.





EFBOA fees support the operation and general upkeep of shared areas and essential services within the community. These fees assist in maintaining landscaping, road maintenance, and general administration. Billing follows a set schedule to ensure predictable and consistent contributions from all homeowners.

HOA Fees & Billing Overview

Billing Schedule

Invoices are emailed from Intuit Quickbooks on January 1 of each year and are due within 30 days of the invoice date.

Payment Methods

Fees can be paid through the approved channels listed on your invoice. Include your property reference number with each payment for proper allocation.

Assessments

Additional assessments may be needed for funding specific projects like upgrades or repairs. When required, these charges will be voted on and communicated in writing, detailing the purpose, amount, & timelines.

Late Payments

Late fees and finance charges may be assessed for unpaid membership dues.

Please contact EFBOA at the following email with any questions regarding HOA Dues.
fishbayownersassociation@gmail.com



The Bylaws, Covenants & Articles of Incorporation help all of us to be respectful of each other, the laws & regulations of the Estate Fish Bay and the USVI government.

🌿 Governing Documents

[Each document is available on the website.](#) Please read & familiarize yourself with all documents. All of the information is important but refer to the following few highlights:

1. Building Approval

Submit plans for new construction or renovation to the EFBOA Architectural Review Committee as well as the VI Department of Development and Natural Resources (DPNR) and the Coastal Zoning Commission (CZM)

3. Right of Way (ROW)

Be aware of the ROW for your property and others.

5. Waste & Recycling

Please properly dispose of all home & construction waste properly & use local island recycling options.

7. Rentals and Guests

Homeowners are responsible for the actions and compliance of their guests and tenants.

2. Noise & Courtesy

Please respect your neighbors by adhering to quiet hours 10:00 p.m. to 8:00 a.m. Per the Virgin Islands regulations, no commercial construction or landscaping activities are allowed on Sundays.

4. Pets and Animals

All pets must be leashed when off property. Please be aware of neighbors & any potential pet disturbance.

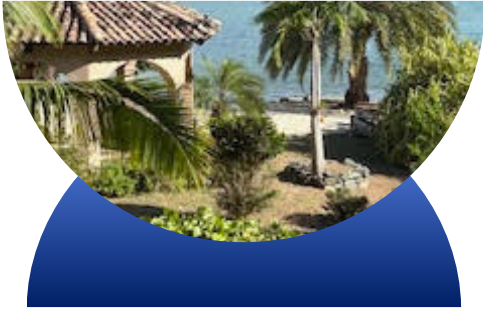
6. Safety and Security

Report suspicious or unsafe activity to local authorities right away.

8. Community Conduct

Harassment, vandalism, or disruptive behavior will not be tolerated and may result in penalties or legal action.

Community Events



Throughout the year, the association organizes a few Meet & Greet events designed to bring residents together and get to know your neighbors.

WE HOPE TO SEE YOU THERE!

All events are announced through the resident email updates and on the community website. Everyone is encouraged to participate, lend a hand, or even suggest new ideas for upcoming activities.

Board of Directors & Committees



Residents are invited to join the Board of Directors or committees such as the Architectural Review Committee (ARC) or Roads Committee. Serving on the Board or in a committee is a great way to meet neighbors, share ideas, and make a meaningful impact.

Community Spirit

Your participation, big or small, enhances our neighborhood. Attend events, greet neighbors, volunteer, or share feedback to transform our community into a true home.

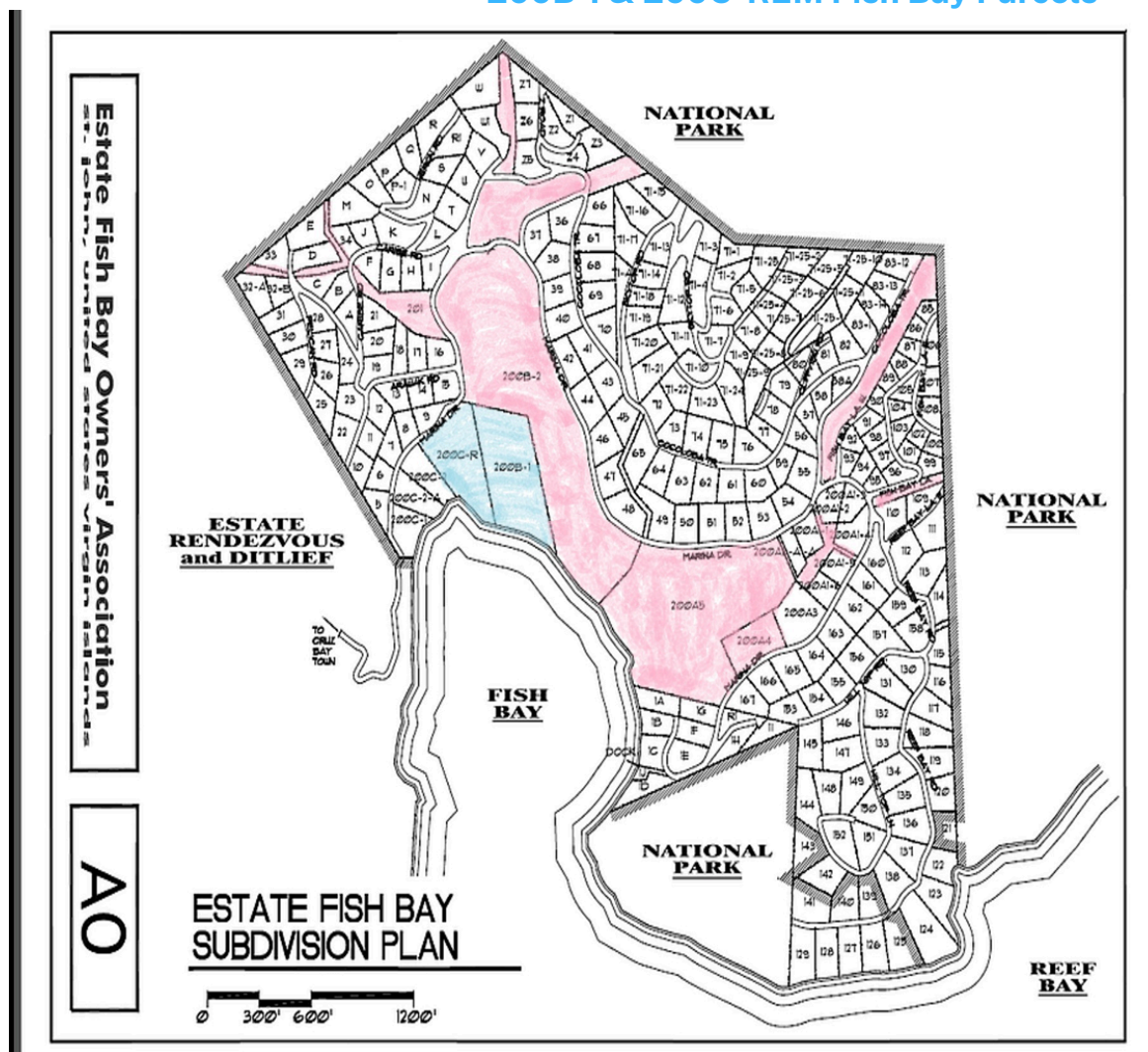


❁ Nancy Woodson Spire Nature Preserve

[Learn More](#)

The [Virgin Islands Department of Territorial Parks and Protected Areas](#) announced that it has acquired approximately 50 acres of Wetlands in Fish Bay previously owned by the Island Resources Foundation, creating the Nancy Woodson Spire Nature Preserve. Two additional Fish Bay Parcels to be included.

Nancy Woodson Spire Nature Preserve
200B-1 & 200C-REM Fish Bay Parcels





Thank You!

Thank you for becoming part of the Estate Fish Bay Community. We're excited to have you here and hope you'll find this neighborhood a place of comfort, safety, and belonging.

Together, we build a community that values respect, connection, and pride of ownership. Whether you've come from near or far, welcome to your new home — we're glad you're here.

Please visit the [EFBOA WEBSITE](#) for more information about the community!

Contact Information



Email

fishbayownersassociation@gmail.com



Website

www.estatefishbayownersassociation.org

www.efboa.org

Mailing Address

P.O. Box 623
St. John, VI 00831
