



BAYTREE COMMUNITY ASSOCIATION

“Our VISION is for Baytree to be the premier living community in Brevard County. A place where people wish to live, and embrace a high quality of life”

Volume 2

www.baytreeca.org

June 2015

Message from Your President Wayne Wilkerson



There are several new initiatives that are being proposed by your Board that will be voted on at the BCA Board meeting June 9th at 4:00. As a reminder, all residents are welcome to attend the meeting and express your views.

A brief summary of those proposals are listed below. Details can be viewed on the Baytree Website.

<http://baytreeca.org/index.html>

- Changing the ARC policy of refundable deposits to a fixed \$25 processing fee.
- Changing the ARC home painting color policy to allow more flexibility to homeowners.
- Changing the fence policy to allow fences on preserve lots with ARC approval.
- Changing the hedge height to 8 feet.
- Returning home files now in storage to the Baytree residents, where appropriate, and moving other current information from the ARC Manager to the Property Manager for custodianship.

Your newly elected Board has worked hard to bring our current Covenants up to date. We have received input from many homeowners and their Voting Members regarding proposed changes and we continue to welcome your input.

The Voting Members are elected by their residents and represent their eight respective neighborhoods. They vote on behalf of the residents in that neighborhood; one vote for each home. The larger number of homes, the more votes they have. This allows the residents to be represented equally.

The Voting Members work with the Board in open discussions either at regular Board meetings or in special Workshops where ideas are exchanged and drafted into changes or amendments. The residents are also in attendance at these meetings and Workshops and can participate in the discussions. Of course everyone may not be able to attend, therefore it is encouraged that residents not in attendance contact their Voting Member with their concerns or comments.

The Changes to the current Covenants can be found on the Baytree Website;

<http://baytreeca.org/index.html>

I would strongly urge you to go to the site and read the proposed changes, then voice your approval or objection to your Voting Member **prior to the Board meeting on June 9th**. Your VM has the ultimate say in any changes that are made to the Baytree Covenants.

Voting Member's contact information is listed on the Baytree Website;

<http://baytreeca.org/VMs.html>

Have a Safe Summer!

Board Members

President Wayne Wilkerson 321-213-1313
Email: bcapresident@baytreeca.org

Vice President..... David Taylor 321-693-9224
Email: bcavice-president@baytreeca.org

Secretary.....Phil Ruhlman 321-600-4421
Email: bcasecretary@baytreeca.org

Treasurer.....Janice Hill 321-431-1214
Email: bcatreasurer@baytreeca.org

Director.....Darrell Goolden 321-501-6305
Email: bcadirector@baytreeca.org

Standing Committees

Architectural Review.....Darrell Goolden 321-501-6305
Email: arcmgr@baytreeca.org

Budget.....Janice Hill 321-432-1215
Email: bcatreasurer@baytreeca.org

By-Laws.....Phil Ruhlman 321-600-4421
Email: phil.ruhlman@oracle.com

Nominating.....David Taylor 321-693-9224
Email: dtaylor193@cfl.rr.com

Community Relations.....Janice Hill 321-432-1214
Email: bcatreasurer@baytreeca.org

Professional Review.....David Taylor 321-693-9224
Email: dtaylor193@cfl.rr.com

Due Process.....Virginia List 321-751-0196
Email: geneandginny@listfamily.org

ARC Committee Members

Chair.....Darrell Goolden 321-501-6305
Email: arcmgr@baytreeca.org

ARC Manager.....Susan Bell 321-255-9838

Due Process Committee Members

Chairman.....Virginia List 321-751-0196
Email: geneandginny@Listfamily.org

Member.....Tony Studds 321-757-9911
Email: tstudds@cfl.rr.com

Ad Hoc Committees

Website.....Richard Schoonmaker 321-241-4002
Email: webadmin@baytreeca.org

Baytree "Info-Link" is a new text-voice-email messaging system that will alert Baytree residents on important notices. You may elect to receive text, voice mail or email on items such as the back gate being closed, street repairs, danger warnings or even lost pets. Sign-up sheets can be picked up and dropped off at the front Guard House at a future date, once the program has been implemented. Look for the sign to go up at the front gate.

ARC Violation Letter Enforcement

We will renew our strict policy of enforcing violation warning letters. If you receive a letter, you will have ample time to correct the violation. If you do not comply, you will be sent a 14-day compliance demand and if the violation is not remedied in that amount of time a hearing will be set and possible fines imposed.

New Recreation Area

A new Bocce Ball court has been approved by the CDD Board. It will be located adjacent to the Tennis Courts and open to all residents and their families. If you haven't played Bocce Ball this would be a good time to learn. Please contact Ed Rizzotti at 321-258-8040 for more information.

New Website Name

Please note: Effective February 1, 2015 the new website is: www.BaytreeCA.org.

Did you know that you could download the ARC forms and application as well as all the Association's documents at:

www.baytreeca.org

Friendly Reminders

- ◆ Guest list – Please update your guest list by picking up and dropping off an updated version at the Guard House.
- ◆ Trash - Place your household trash in garbage cans and not plastic trash bags. Our wild critters have a field day! Please do not block storm drains when placing trash curbside.
- ◆ Boats and/or Commercial Vehicles - Are not allowed unless you park them in a closed garage.
- ◆ Overnight Parking- Parking in the street overnight is prohibited.
- ◆ Blocking Sidewalks - Please do not block the sidewalks when parking your vehicle for safety reasons.
- ◆ Dog Owners - If you are out walking Fido, please don't forget to pick up after them. No one likes to step in a mess and the person behind the lawn mower would appreciate it also. We do have a problem with children walking dogs and not picking up after them. Also, please ensure your dog is on a leash when outside of your home and does not trespass on other homeowners' property.
- ◆ The speed limit is 25 M.P.H. within the community. Speed Traps can result in a ticket from the Sheriff's office. Please slow down and be considerate of your neighbor, bus stops, and children playing.
- ◆ Tree/Brush Clippings – Please make sure your Landscaping Company removes your clippings in between these times so it doesn't stay on the streets.
- ◆ Golf Carts- You must be 14 years and older to drive a golf cart in Baytree. The Sheriff will stop and ticket anyone under 14.

Property Inspections

Management does inspections of homes every other month. We base our reports on the condition of your home, roof, driveway, sidewalks and landscaping details. Our job is not to offend you if you receive a letter. We are only protecting the property values in Baytree and want your home/property to always look its best. Some of the areas that we look for are: cleaning of roofs, driveways and sidewalks, painting of homes, rust stains on homes/sidewalks, condition of yards-weeds, trimming, etc., Electrical boxes, gas meters, solar pipes, or any type of piping/electrical on your home must be the same color of your home. A/C units and/or pool equipment must be screened with mature shrubs so you are not able to see it from the street. We also need to note that shrubs need to be trimmed to less than 5 feet in height.

For Sale or For Rent Signs

If you have your property listed for sale or rent, please make sure your Real Estate Agent uses the correct sign in Baytree. Only a Professional white or cream background standard sign with dark green lettering is permitted. No Suntree, open house or hand-made signs are permitted.

Architectural Review (ARC)

The ARC normally meets the 1st and 3rd Thursdays of every month at the golf clubhouse, except in the summer months due to vacations, etc. Notices are posted at the security gate with dates and times. Requests must be made in writing to the ARC if you plan to alter, modify or improve your home. Such requests include items for landscaping, painting, replacing roofs or driveways, pools, etc. Please submit your request to: Attention Susan Bell, ARC Manager. You can drop them off at the guardhouse. Please feel free to download your application at our website: BaytreeCA.org