



## Baytree Community Association Mission Statement

“To preserve and enhance owner’s property values and quality of life in concert with all partners as advocates for general well-being, welfare, safety, security and prosperity of all in the Baytree community in full cooperation with the Baytree CDD and the Baytree National Golf Course.”

## From The President’s Desk

Summer is here! For many of us from the north, that was indeed a very welcome announcement. In Florida, well, mixed thoughts on that. For some, it’s the dread of some hot, humid, rainy, stormy, etc. weather...argh! BUT, for most of us, it’s a time for vacations, family & friends visiting from wherever, beach time - and maybe a cruise or other travel. And, if just “chillin’” at home, Baytree is a great place to enjoy doing just that!

The BCA Board welcomes you to this second newsletter that is a bit different in content from previous years. We hope you find it informative and enjoyable to browse. And our newsletter editor, Maureen, is always looking for suggestions as to how we can make each newsletter even more interesting for Baytree residents.

Please also take a minute or two to read about things that residents need to keep in mind to continue to be good neighbors to one another. The BCA Board continues to work to ensure homeowner property maintenance is in keeping with our Premier Community status. I’m sure it gives us all a sense of pride when people come into Baytree for the first time and remark about how beautiful the entire community looks!

Stay safe and enjoy your summer activities!

Bob Eksten  
BCA President

### Char Good in Concert! Thank You to Sue Frontera, Social Committee Chair for organizing this great event!

We had a great resident turnout and Char did not disappoint! She played such an interesting variety of music that left residents asking when she would be back! Also, thanks to April Simmons and Carolyn Finn for lending a hand for this and other events.



## Community Event Spotlight



### KINGSWOOD MONTHLY DRIVEWAY PARTY!!

VM Sandra Schoonmaker reports that Kingswood neighbors celebrate First Friday on a shady drive along Kingswood Way. Residents bring their chairs, beverages and enjoy an hour of casual visiting. This popular event attracts a rotating number of 20 or more residents.

## Upcoming Events & Meetings

6/8	1:30pm	CDD Meeting (Golf Course Clubhouse)
6/13	11:30am	Women’s Lunch (Grills)
6/18	2-5pm	June Exotic Reptiles Event (Baytree Pavilion)
7/11	1:00pm	BCA Meeting (Golf Course Clubhouse)
7/12	10am	CDD Board Workshop (Golf Course Clubhouse)
7/18	11:30am	Women’s Lunch (Hemmingway’s)
8/3	Noon	CDD Meeting (Golf Course Clubhouse)
8/8	11:30am	Women’s Lunch (Amici’s)

### Your Volunteer BCA Directors:

President – Bob Eksten  
Vice-President – Jackie Curley  
Director – Nick Williams  
Treasurer – Art Hudson  
Secretary – Mike Sherbin

# What's Happening?

## Did You Know?

~Jackie Curley, BCA Vice President

In Brevard County we have "Single Stream Recycling", meaning all of our recyclable items are mixed together in a recycling truck and not separated by material type at the curb. This makes it much easier for all of us to place our recyclables in one container.

But, we all need to do our part correctly. Our local processor requires that materials are free of food and lightly rinsed. Food left in containers contaminate other materials such as newspaper and cardboard. Peanut butter jars (and other containers) are tough to clean, so they suggest you fill them with water overnight and then rinse them before placing in the recycle bin.

On my daily walks, I have seen bed frames, styrofoam and even satellite dishes in recycle bins. Incorrect items can lead to contamination of the entire truck load. So when in doubt throw it out and don't try to recycle it.

Here are a few items you CAN'T recycle but many think you can:

- No glass cookware/dishes/glasses
- No ziplock bags/grocery bags/trash bags (Don't put your recycling in trash bags either. Take bags to grocery store.)
- No styrofoam
- No reusable storage containers
- No plastic produce (berries etc...) or bakery containers (yes the clear ones)
- No pizza boxes
- No electronics
- No plastic motor oil, pesticide, bug spray, cleaning product containers
- No plastic buckets, lawn furniture, kids toys
- No plastic plant pots ( I know they have a triangle with a number on it-but Brevard does not recycle them at this time)
- No light bulbs

We all need to do our part. This link has a detailed recycling list. Happy Recycling, and thanks for doing your part.

<https://www.brevardfl.gov/SolidWaste/Recycling/home>

## SAVE THE DATE!!

**Saturday, June 18th, 2-5pm**  
**Summer Event at the Pavilion!**  
**Reptiles and Snakes, Oh My!**

A fun and educational event for kids and adults alike. Zeo Exotics will bring some interesting reptiles and talk about what they are, where they come from, what they eat, etc. We will have a tent and a backdrop to give folks photo opportunities. We will also have FREE ICE CREAM! Residents should bring their own chairs and we will be giving out reptile themed goody bags for the kids. Hope to see you there!



## PLAYGROUND EQUIPMENT COMING SOON!

Great news from the CDD! A Double Swing Set and a Climbing Dome are on order and are scheduled to be installed by late June near the pavilion.

## Baytree Amenity Spotlight: TENNIS COURTS

Baytree has two lighted tennis courts available for resident and their guests use. Courts are open from dawn to 10pm, and are accessed via your Baytree key card. If you needs a key card, contact the CDD District Manager at (407) 841-5524, or [jshowe@gmscfl.com](mailto:jshowe@gmscfl.com).

Coach Pat Dempsey holds an Adult Beginner Clinic every Tues and Thurs from 6-7:30 pm. For info, Contact Pat 1-321-233-1498, or email [coachpat51@yahoo.com](mailto:coachpat51@yahoo.com). Clinics are \$15 per clinic. Pat would prefer players reach out in advance, but will accept drop-ins.

Note: Limit play to one 1 hour if others are waiting to use the courts. No food or glass permitted on the courts. Music is not allowed.



## Join the Women's Lunch Group!

Luncheon is open to all women who live in Baytree. The goals of the luncheons are to enjoy various local restaurants and provide a means for people to get acquainted with their neighbors. Here is a picture from our last lunch at Frigates, where we raffled away several door prizes. The only costs involved are the cost of your lunch. If you are interested, please contact Henrietta

Shuminsky, Host, to be added to the group email list. Advance reservations are required and can be made by contacting Henrietta. Henrietta's contact information: email - [thshuminsky@spectrum.net](mailto:thshuminsky@spectrum.net) phone: 407-234-8773.

## Baytree Golf Course Value Card Deal!!

Buy a \$100 golf course Value Card for only \$85. That's like getting \$15 for free. Value Card can be used at the Baytree Golf Course for golf, driving range, golf cart, food & beverage and Golf Shop merchandise. Purchase in the Golf Shop.



# BCA Updates

## ARC Committee Update

~Rick Brown, ARC Manager

What's all this stuff about hardwoods on my property?

Recently the ARC Committee has seen a number of homeowners requesting permission to remove a hardwood tree from their property for a variety of reasons (most center around tree roots uplifting sidewalks, driveways or interfering with utility lines). They are puzzled when the Committee tells them it's ok to remove this tree but you must replace it with another hardwood tree on the property. Why?????

This is because Brevard County has specific requirements for the number of hardwood trees needed to be on a property based on its size. Specifically Code of Ordinances of Brevard County, Chapter 62, Section 4341: Landscaping Performance Standards. Generally speaking, for Baytree properties that means 2 or 3 hardwood trees per property.

The ARC Committee does not drive around counting the number of hardwoods on a given property. We DO drive to a given property if that homeowner is requesting to remove a tree, especially a hardwood tree (e.g. oaks or magnolias). We do this to make sure the property and, therefore, the homeowner are in compliance with the above Brevard County Ordinance. This is for YOUR PROTECTION. Violation of this Ordinance, could result in a fine from the County.

When we advise you that you need to add a hardwood or hardwoods to your property we do not tell you which Florida Friendly hardwoods you need to plant nor do they need to be the same size as the tree you removed. They may need to be large or medium "canopy" hardwood trees (also required by Brevard County). To make it easier for homeowners, there is a list of Florida Friendly hardwoods, by canopy size, listed in Appendix A of the B-PARCS on the Baytree BCA website ([www.baytreeca.org](http://www.baytreeca.org), under the Documents tab). There are a lot of trees listed other than oaks or magnolias.

So, if you get an unexpected response from the ARC Committee concerning your application to remove a tree, please remember that we are just trying to keep your property, and you, in compliance with Brevard County requirements. As always, should you have a question or are unsure of whether you need to submit an application to the ARC for things you want to do to the exterior of your home, just send an email to [arcmanager@baytreeca.org](mailto:arcmanager@baytreeca.org) or come to one of our bi-weekly meetings at the pavilion as noticed on the front gate sign.

SPEED  
LIMIT  
**25**

### The Speed Limit Is 25 MPH

(except Kingswood, where the speed limit is 20MPH). We have children playing, folks walking, biking, and driving golf carts. Please slow down. Let's keep our roads safe!

## A Note From The Treasurer

~Arthur Hudson, Treasurer

During the last school recess my wife Barbara and I had the opportunity to watch our 6 year old great grandson for a day. Spending quality time with him is something we look forward to since we know, that in the blink of an eye, he will be all grown up and out establishing himself in the world. We had a wonderful day. We had breakfast together, watched some children's TV shows, swam in the pool, built an imaginary fort, read a book, played some board games and talked. After all this I sat down on the couch for some rest only to have him come running over to me wanting to go for a bike ride. So I peeled myself off the couch and we went out for a bike ride. As we approached Old Tramway Drive, knowing that some cars are driven too fast on that road, I yelled to him to look both ways before crossing and get off the road and on the sidewalk quickly. He did and I rode behind him so I could keep him in my line of site. I could tell that he was enjoying the ride as he was waving to drivers in cars that were passing by. I thought to myself what a happy little guy and what a great neighborhood where people will respond with a wave to a 6 yr. old child.

As I was thinking this, a car came flying past going much too fast for Old Tramway Dr. That brought me back to when I was 6 years old riding my bike in the Bronx NY. I was also enjoying the day when I came out from between two cars into the road in front of my house and got hit by a car going too fast for the neighborhood. I was thrown about 10 yards in the air. As I lay on the ground people came over, asking if I was OK. I was scared. I could tell that the driver who hit me was scared and the people around me were scared, not to mention that my mother was frantic. The police came along with an ambulance to take me to the hospital. All I had were some cuts and bruises. I was really lucky but my bike was totaled. To this day I get a little nervous crossing the street. It did leave a lasting impression.

Now I know that none of this has anything to do with my Treasurer responsibilities but does have everything to do with being a Baytree resident for more than 20 years. Over this time, the CDD and the BCA have done their best to slow down drivers by installing speed humps and stop signs, yet with all this we still have some drivers going too fast and even going right through the stop signs. I write this because I know from experience that being hit by a car hurts. I know that you don't want to be the driver that hits a child. I still see the panic on the driver's face that hit me. And none of us want to be the parent or grandparent that learns their child was hit by a car. Summer is coming and so is the school break. The kids will be out playing. Let's slow down and keep Baytree a safe place for our children to live.

As far as the BCA financials are concerned, we continue to have a strong Balance sheet with good performance to our approved budget.

Have something you want to share? Please send ideas, recommendations, and questions to the Editor at [AVMBalmoral@BaytreeCA.org](mailto:AVMBalmoral@BaytreeCA.org).

# Community Updates

## The Right Thing To Do

~Nick Williams, BCA Director

Well, while I was thinking about something really important and interesting to write about for this edition of our newsletter, I had a real doozy handed to me on a silver platter. You aren't going to believe this one! I swear that every word is the gospel truth.

After dinner a couple weeks ago, my wife and I decided to go for a nice walk through our beautiful neighborhood here in Baytree. It was a beautiful evening, and we met quite a few neighbors out doing exactly the same thing we were. We walked quite a few blocks and got to the little open space park at the entrance to Balmoral. There are a few nice benches around so we grabbed one near the entrance sign there and took a well deserved rest before heading back home.

After a few minutes my wife asked me, "Do you smell something?" I looked around and said, "Not really." She said, "It seems like it's coming from right over there", pointing in the direction of the big Balmoral sign.

Knowing that question probably was meant as direction for me to go take a look, I got up and walked over by the sign. Everything looked pretty good, but as I got closer, the odor started getting a lot stronger. Now this is where my story starts to go downhill. Searching for the smell, I peered around the back of the sign and found the culprit. Believe it or not, there were 8 green and black plastic bags full of dog poop that people had tossed back there rather than taking it home like they should.

It's kind of hard to believe that someone living in our neighborhood might be doing this, but I'm fairly certain that it is. I can start a nicely worded lecture here on why doing something like this is really bad, but I'm pretty sure that everyone is well aware of that. Let just simply say, thanks for picking up after your dog, but take it home with you. It's the right thing to do!

## Do The Right Thing!

Residents are reminded to pick-up after their pets and keep your dogs on leashes while not on your property. Please be considerate of your neighbors.



## Election Time

There are three CDD supervisors whose terms end this year. Those include Rick Brown, Jan Hill and Carolyn Witcher who indicated she will not seek re-election.

Any resident interested in qualifying for a seat on the Baytree CDD should review the instructions and information listed here:

<https://www.votebrevard.gov/Candidates/Running-for-Office>

The Official Qualifying Period is from Noon on June 13th through Noon on June 17th. The Supervisor of Election coordinates the entire process and can assist in you in completing forms or specific process questions. Should you have any additional questions, you can contact the District Manager at [JShowe@gmscfl.com](mailto:JShowe@gmscfl.com).

## Brand New Dog Park in Viera East!

Your dog will love the new Pieloch Dog Park Viera East at Woodside Park (1705 Crane Creek Blvd, off Murrell Rd). The fenced park is 5 minutes from the Baytree main gate and



has separate areas for dogs over and under 25 pounds. Dogs can play amid hills, run between dog house shelters and tunnels, and cool off in water sprayed from a fire hydrant. The park is open from dawn to dusk. The park is human friendly as well with Adirondack chairs, large umbrellas and shade sails, There are also picnic tables and benches. This is an off-leash park and best of all, the park is free.

## Chatsworth is looking for an AVM:

The position of Alternate Voting Member (AVM) for Chatsworth is open.\* The AVM will act as the VM when the VM is unavailable. If you are interested in volunteering, please contact Bernard Bryan, the current Chatsworth VM at [VMChatsworth@BaytreeCA.org](mailto:VMChatsworth@BaytreeCA.org) or Paula Matthes at 321-777-7575 or email at [paula@fairwaymgmt.com](mailto:paula@fairwaymgmt.com).

*\*Position open as of writing of this newsletter.*

## Hello Residents! Send in your news!

We are looking for input from our residents.

- Charities / Volunteer Work - Let's hear what charities you are involved with.
- Resident Recommendations - Have a favorite beach? Best place to watch a launch? Best walking trail? Best bagels?
- Junior Reporters - Does your child have something to contribute? Send it in!
- Local Culture - Local craft festivals? Library exhibits? Not sure if what you have is right for the newsletter - it probably is! Email your information to [AVMBalmoral@BaytreeCA.org](mailto:AVMBalmoral@BaytreeCA.org).

# Our Residents and Our Local Area



## Baytree Residents Helping Families In Need

According to Brevard County Public Schools, there are approximately 3,000 school age children living in homelessness. Most of these families are living with a single mom, in their car, on a friend's couch, motel hopping or even living outside. New Life Mission is committed to break the cycle of homelessness for women with children by providing shelter and investing in each family's personal & professional development in a residential setting. New Life Mission believes that education is vital to self-worth and self-sufficiency. Homeless women are provided with educational opportunities, job training, and life skills necessary to make well informed decisions in all aspects of their lives. These moms are given transitional housing, counseling, child care, life skills education, and spiritual support. This is a program where the women learn to take care of themselves and their family and to live on their own successfully. Determination is an integral part of the transformative stories of the homeless mothers who come through New Life Mission. With a stunning 90% success rate after graduation, it's a program that succeeds!. Several Baytree residents including Vicki Pate (who has raised significant funds for NLM by donating proceeds from her business, Peach apparel) , Christine Applegate, the late Tracy Bacon who have contributed in many ways to this wonderful cause including fundraisers and selling the denim items created at New Life Mission by the residents. For volunteering opportunities, please email [Volunteer@NewLife-Mission.org](mailto:Volunteer@NewLife-Mission.org) or call 321-480-9100 x110.



## Resident Recommendation: Restaurants From Resident Lucian Gandolfo

First let me say, I'm a US-born full-blooded Italian, from NYC, that lived in Italy until the age of 7. My older brother, born in Rome, IT, and now residing in Naples, FL, is a travel agent specializing in high-end personal and small-group tours to Italy. I say all that to say that my wife, Denise, and I are a little particular about Italian food. Having said that...

Bella Luna (7155 Wickham) - casual basic "American-style" Italian food - actually, for non-Italians that own & operate the restaurant, very good as far as their fresh quality of ingredients used. I love their tender veal and NY-style pizzas.

Amici's (7720 Wickham) - nicer restaurant atmosphere but still casual - a more expanded menu than Bella Luna. Our favorites are their Chicken Bruschetta and their Braised Beef specials.

Manny's Cucina Napoletana (4980 Wickham) - Casual, more genuine fresh pasta dishes - can't go wrong.

Mangia & Bevi Pizzeria Napoletana (218 W Cocoa Beach Cswy - just off A1a on 520) - by far, the best genuine Neapolitan pizza & focaccia in the region! Very casual.

I hope these are good tips for those looking for new places.

**THANKS LUCIAN!!**

## Resident Recommendation: Brevard Veterans Memorial Center From Resident Sandy Schoonmaker

Two helicopters elevated overhead and an A-7 Corsair carrier based attack bomber on the ground are previews of the military memorabilia



housed in a museum at the Brevard Veterans Memorial Center, 400 South Sykes Creek Parkway, Merritt Island.

With ample free parking, visitors walk among the tanks, military vehicles and other historical military items before strolling through the memorial garden dedicated to those who served and sacrificed for their country.

The free museum is housed in the Veterans Center building located along picturesque Sykes Creek. First constructed in 1978, the facility has provided services to over 70,000 county veterans and their families. In 1990 it became the home of county military memorabilia that had been displayed in several locations in the Titusville area.

By 2016, the county recognized the items required a larger venue and the building was expanded to its current size. Each year hundreds of residents and visitors tour the museum, viewing items from the Revolutionary War through the most recent Mid-Eastern conflict. Since the displays focus on Brevard County, it is no surprise that many space-related artifacts are included. The diversified items are especially interesting to young people who enjoy the costumes, military weapons and the climb to the "watch tower" viewing platform.

While the museum is the main attraction, the center also houses a library of almost 5,000 books that are available for check out. Over the years, the center has recorded stories from veterans as part of the national Veteran's History Program which can also be accessed in the library. Veterans who wish to tell their story, may arrange to do so with library volunteers.

Adjacent to the facility is one of the county's newest parks with a walking path, playground and pavilion. A great place to relax with the family after a walk through the history of Brevard County veterans.

<https://veteransmemorialcenter.org/>

**THANKS SANDY!!!**

# For Your Information...

## BCA Neighborhood Voting and Alternate Voting Members

The VM is your representative and will be casting votes on matters that impact you and your neighborhood. VM - Voting Member AVM - Alternate Voting Member

Arundel (30 Homes)	VM - Anita Moreano-Arbeeny, VMArundel@Baytreeca.org AVM - Sue Frontera, AVMArundel@Baytreeca.org
Balmoral / Southpointe (64 Homes)	VM - Dee Waldron, Deewaldron@att.net AVM - Maureen Ksiez, AVMBalmoral@Baytreeca.org
Chatsworth (37 Homes)	VM - Bernard Bryan, VMChatsworth@Baytreeca.org AVM - Position Open
Hamlet (49 Homes)	VM- Christine Applegate, VMHamlet@Baytreeca.org AVM - Celeste Abjornson, AVMHamlet@Baytreeca.org
Kingswood (48 Homes)	VM - Sandy Schoonmaker, VMKingswood@Baytreeca.org AVM - Arthur Breitner, AVMKingswood@Baytreeca.org
Saddleworth (32 Homes)	VM - Tom Harrison, VMSaddleworth@Baytreeca.org AVM - Carolyn Finn, AVMSaddleworth@Baytreeca.org
Turnberry (64 Homes)	VM - April Simmons, VMTurnberry@Baytreeca.org AVM - Nancy Green, AVMTurnberry@Baytreeca.org
Windsor (137 Homes)	VM - Paul Panikowski, VMWindsor@Baytreeca.org AVM - Phil Dore, AVMWindsor@Baytreeca.org

## Be In The Know!

Your VM/AVM sends out an email every month listing the next month's upcoming Baytree events and recaps of BCA and CDD meetings. If you aren't receiving these emails, your VM/AVM is happy to help. Simply send your email address to your VM/AVM and they will add you to the distribution list. Easy!

Please be courteous and ensure your dog does not wander onto your neighbor's property and that leashes are 6' or less. Thank you for caring about your neighbor!

## Parking

- > Please be kind to your neighbors by keeping sidewalks clear and not blocked with parked cars. (It's also Brevard County law.)
- > There is no overnight street parking in Baytree.

## Baytree Websites

BCA [www.baytreeca.org](http://www.baytreeca.org) CDD [www.baytreecdd.org](http://www.baytreecdd.org)

## What is the difference between the Baytree Community Association (BCA) and the Baytree Community Development District (CDD)?

~ Bob Eksten (BCA President) & Mel Mills (CDD Chairman)

BCA – Baytree is a deed restricted community with policies, regulations and user restrictions that are binding on all homeowners and occupants. The BCA has the duty to enforce these rules for the benefit of Baytree resident property values and quality of life. The BCA also sponsors various social activities for resident adults and children. And, too, the BCA cooperates with the CDD to help fund projects like our Pavilion, playground equipment and holiday lighting.

CDD – The CDD is responsible for all of the common areas which includes the following: Security, Landscaping, Monuments, Recreation facilities, Streets, Sidewalks, and Lakes (except the one at the front gate which is owned by the golf course). The CDD is considered a government entity and consists of five elected Supervisors that are elected in the general election and serve a term of 4 years. Each Supervisor is responsible for one or two of the above areas.

## Planning A Change to Your House Exterior or Landscaping?

Remember to submit an ARC application for landscaping, tree removal, house painting as well as those exterior projected listed in the Guidelines found on the website. The board does have the authority to have unapproved work be removed.

Website:  
<https://www.baytreeca.org/>

## Baytree, a Deed Restricted Community

Deed restrictions in Baytree are governed by Baytree Policies and Architectural Review Committee Standards known as "BPARCS". BPARCS are a family of policies, rules, regulations and use restrictions shall be binding upon all owners of lots and occupants. The cumulative intent is to provide for the preservation and enhancement of the value, desirability and the attractiveness of the properties throughout the Baytree Community.

## BAYTREE COMMUNITY DEVELOPMENT DISTRICT (CDD)

G. Melvin Mills, Jr.	Chairman	<a href="mailto:gmmills@cfl.rr.com">gmmills@cfl.rr.com</a>
Rick Brown	Asst. Secretary	<a href="mailto:rickbrown213@aol.com">rickbrown213@aol.com</a>
Richard Bosseler	Asst. Secretary	<a href="mailto:rbosseler@gmail.com">rbosseler@gmail.com</a>
Janice K. Hill	Asst. Secretary	<a href="mailto:jankhill@icloud.com">jankhill@icloud.com</a>
Carolyn Witcher	Asst. Secretary	<a href="mailto:carolyn@periisoft.com">carolyn@periisoft.com</a>