



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.”

President’s Message

Welcome to our first Baytree Newsletter of 2022! We publish these to keep Baytree residents informed and for you to share articles of your own. The more we learn of each other’s interests – whether through the Newsletter or in the “Baytree Living” magazine – the more Baytree becomes one neighborhood of friendly residents.

To make this happen, we are pleased to now have Maureen Ksiez as our “Editor-in-Chief” of our Newsletter. She is energized, capable and excited to make our Newsletter something every resident will look forward to reading. So, send Maureen your stories and photos for our next issue due out in about three months.

Baytree is now about 30 years old – but looks and truly is better than ever. After 21 years as residents of Baytree, my wife, Jeannie, and I look around Brevard County and always come to the same conclusion: Baytree is where we want to live! But, all this doesn’t happen by chance. While no one enjoys getting a Violation Notice, most folks see it as a simple reminder that something on their property needs attention. The vast majority simply correct the issue...and that’s what we strive for. If not, it is our duty to take action to protect all other homeowner’s property values. The result is that Baytree continues to be a Premier Community in Brevard. We can all take pride in that.

One final note, as you look about in Baytree, know that the physical improvements to recreational facilities, holiday lights, etc. are a result of a close cooperative relationship between the CDD and BCA Boards. Another reason why Baytree is a beautiful place to call Home.

Best Wishes and Warm Regards to All,
Bob Eksten

Your Volunteer BCA Directors:

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

Community Event Spotlight



SADDLEWORTH BLOCK PARTY!!

Saddleworth’s first annual Valentine’s block party was a huge success!!! Wonderful neighbors, delicious food! A great time was had by all, and lots of new friends were made! A special thank you to Tom Harrison (VM) and Carolyn Finn (AVM) for organizing the event! The party was held in the Baytree Pavilion which is easily reserved by contacting Fairway Management at 321-777-7575.

Upcoming Events & Meetings

3/14	Noon	Women’s Lunch (<i>Meg O’Malley’s</i>)
4/3	2:30pm	Pavilion Concert - Char Good (<i>Baytree Pavilion - by the pool</i>)
4/6	1:30pm	CDD Meeting (<i>Golf Course Clubhouse</i>)
4/11	1:00pm	BCA Annual Meeting (<i>Golf Course Clubhouse</i>)
4/18	Noon	Women’s Lunch (<i>Sr Loco Tacos</i>)
5/2	Noon	Women’s Lunch (<i>River Rocks</i>)
5/4	1:30pm	CDD Meeting (<i>Golf Course Clubhouse</i>)
5/14	12-3:00pm	Baytree Car Cruise-In (<i>Pavilion Area</i>)
6/8	1:30pm	CDD Meeting (<i>Golf Course Clubhouse</i>)

What's Happening?

FEMA & Special Flood Hazard Area

~Jackie Curley, BCA VP

Did you know that some houses in the Baytree community are considered by FEMA to be in a Special Flood Hazard Area (SFHA - Zone A). However, according to Frank Skarvelis, Brevard County Floodplain Administrator, most houses in Baytree are built on fill and should not be considered in Zone A. Unless this designation is removed by a specific determination from FEMA, a future purchaser of your house, if seeking a mortgage, or if you have a mortgage, will be required to purchase flood insurance.

To determine if your house is located in Zone A, visit FEMA.gov and enter your address on the FEMA Flood Map Service Center. If your house is located in Zone A, you can call Frank Skarvelis, Brevard County Floodplain Administrator (321-617-7340) to determine if previous owners of your house have already received a reclassification determination from FEMA. If not, Mr. Skarvelis can be very helpful in providing all the documentation required to submit a reclassification request to FEMA. Although Flood Insurance would not be required you may still want to carry flood insurance.

Baytree Websites

BCA www.baytreeca.org
CDD www.baytreecdd.org

SAVE THE DATE!!

Sunday, 4/3 2:30 - 5:30 PM
Baytree Pavillion

CHAR GOOD in Concert!

Electric Violin & Vocals!

This is not to be missed!

Burger & Ice Cream Trucks!
BYOB! Bring a lawn chair!

"Top Notch, fun & entertaining"

"Talented lady! Wonderful repertoire, beautiful music."

**Check out Char Good on
Facebook and Instagram**



"I recently had the pleasure of seeing Char perform. She appeals to all ages! Listen to music from Frank Sinatra to Queen and everything in between!"
~Sue Frontera, Social Committee Chairwoman

Thank You to Sue Frontera, Social Committee

Chairwoman for organizing our wonderful Baytree events!

Have an idea you want to share with Sue? Want to help with future activities? Have feedback on a past event? Please contact Sue at Baytreefun@BaytreeCA.org.

SAVE THE DATE!! Saturday, May 14th

Baytree Neighborhood Cruise-In!

Noon - 3pm, Baytree Pavilion Area

Golden Oldies music!

Music provided by Michael Van Ness Entertainment.

REEL PIT BBQ Food Truck! Yum!



Come on out and meet your neighborhood car enthusiasts. This event is for Baytree resident owned cars only and spectators are limited to Baytree residents and their guests.

No entry fee. All Baytree cars are welcome...Rat Rods, Under Construction, all years, makes & models. No judging, no trophies, just good fun!

This is a new event for Baytree and we are asking Cruise-In car owners to arrive around 11:30am. Please email Brian Muskopf at brianjmuskopf@gmail.com or call/text Maureen Ksiez at 845-548-1906 for additional information.



Join the Women's Lunch Group!

Luncheon is open to all women who live in Baytree. We started in November 2021 and we have gone to Palm Shores Bistro, Café Marquax, and Tuscany Grill. The goals of the luncheons are to enjoy various local restaurants and provide a means for people to get acquainted with their neighbors. 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. Please contact Henrietta for restaurant reservations to ensure the restaurant can accommodate everyone. Henrietta's contact information: email - thshuminsky@spectrum.net phone: 407-234-8773.

BCA Updates

It Takes A Village

~Nick Williams, BCA Director

When I went to the mailbox today, I had my first "love note" from Fairways Violations. Who the heck is Fairway Violations, and what could they want from me. I quickly opened the very official looking post. To my chagrin, my tree limbs were not trimmed to some precise height above the sidewalk. I immediately glanced at my oak and thought it looked pretty good. At first I was puzzled. Then I felt a burst of adrenaline. My face flushed. Yup. I was mad. Who do these guys think they are telling me to trim my tree! I know how to take care of my property. I focused on my neighbor's oak across the street. It looked just like mine. Wonder if he got a letter like mine. I resisted the urge to go measure his branches in favor of driving around Baytree and seeing how the other oaks were looking. Mine might have been a little low, but not a big deal.

Where did Fairway Violations come up with this idea to send me this nasty gram? I read my letter closely, talked with a few neighbors, and eventually ended up reading something called BPARCS - Baytree Policies and Architectural Review Committee Standards. I vaguely began to remember hearing about this at my house closing, and even signing a document telling me I was buying in a Deed Restricted Community, and would abide by its rules and regulations. Guess it was time for me to brush up on those.

As I waded through page after page, I began to realize that I agreed with most of what I was reading. In fact, that's why I bought my home in Baytree. It was a safe, upscale, beautiful neighborhood. These BPARCS were always evolving over time and ensuring that our community was staying modern and relevant. They were in fact protecting my investment too!

I'm sure it's a tough job making sure rules and regulations are enforced fairly and consistently. I'm reminded of something I heard a few years back. **It Takes a Village.** I guess it takes all of us to remember why we moved here in the first place. After all, keeping our neighborhood one of the most sought after communities in central Florida is hard work. I don't get mad anymore when I get my "love notes" from Fairway. I just ask myself how I missed seeing that myself. I'm glad we are all working together.

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!

Update From The Treasurer

~Arthur Hudson, Treasurer

Well, this is my first year as Treasurer on the Baytree Community Association (BCA) Board. All of my professional career was working with numbers. To me working with numbers was/is fun, especially when they have dollar signs in front of them. However, I have learned over the years that not everyone shares my enthusiasm. I've participated in financial presentations where some in the audience were checking their watches hoping that we would finish soon, others had their eyes glassed over, while a few were even nodding off. So, if you are someone that is not excited by numbers, no worries, I will not be discussing the details of the BCA financial data in this newsletter.

What I will tell you is that we just closed out calendar year 2021 with a strong Balance Sheet and a solid cash position. We exceeded our income budget while underrunning expenses after adjusting for a non-recurring contribution to the CDD. We shared in the cost of the annual holiday lighting at the front and back gates with the CDD and contributed to the planned playground equipment at the pavilion area. In addition, we supported several very successful social events, thank you Sue Frontera and your team.

We have established our annual budget for calendar year 2022 which again includes a cost sharing for the holiday lighting and several more social events. As you drive or walk through Baytree you can see evidence of where the BCA has contributed to the beauty of our community and enhanced the value of the investment in your home. A few examples are the pavilion, pavilion parking, benches, holiday lighting and soon the playground equipment. We will continue to work with the CDD to explore ways in which we can cooperate to keep Baytree the premiere community in this area.

As I mentioned earlier, we exceeded our income budget for 2021. What contributed to this were fines and penalties assessed for violations of the Baytree Policies and Architectural Review Committee Standards (BPARCS). We urge all Baytree residents to read and become familiar with the BPARCS so we can avoid issuing any fines in the future and maintain Baytree as the beautiful community that it is.



Do The Right Thing!

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

Have something you want to share? Please send ideas, recommendations, and questions to the Editor at AVMBalmoral@BaytreeCA.org.

Community Updates

ARC Committee Update

~Rick Brown, ARC Manager

Landscape Trimming DIY (do it yourself): There are many NEW homeowners in Baytree. Some of them are doing their own landscape trimming, which is admirable. If you are one of these homeowners please be advised of the following B-PARCS (available on our website at baytreeca.org) that may have an impact on your work: 4.6.7.7G-2: Landscape debris cannot be placed at the curbside BEFORE the Sunday evening PRIOR to the collection day.

Also bear in mind that branches, limbs and trunks must be no longer than 4' in length, must weigh less than 50 lbs and be uniformly stacked at the curbside. If not done this way, Waste Management may not collect it on their weekly routine pickup. For homeowners that have a contracted service for landscape trimmings, please be aware that Brevard County requires all lawn and tree contractors to REMOVE yard trash generated from their operations. So, if your landscaper tells you they are allowed to leave their debris at the curb for Waste Management to pick up, this is not true. It is THEIR responsibility. All these requirements listed above are an effort to avoid unsightly landscape debris sitting at the curbside for days waiting for pickup.

The ARC Committee meets every other Monday at 8:30 AM at the pavilion (weather permitting...then at the clubhouse). The date is posted on the front gate bulletin board. If you have a question or want some input into an exterior home improvement, please come to our meeting or email me at arcmanager@baytreeca.org. We REALLY do want to help you, not hinder you.

What to do when you get a violation letter?

Try to correct the issue right away. If you need extra time, or feel the letter it is not justified, please contact Paula Matthes at Fairway Management. Paula is always willing to help and can offer useful advice. Paula can be reached by email at paula@fairwaymgmt.com or phone 321-777-7575.

WE NEED YOU! GET INVOLVED!

There are currently two open Alternate Voting Member (AVM) positions.* A Voting Member (VM) is your representative who casts votes on matters that impact you and your neighborhood. The AVM will act as the VM when the VM is unavailable. If you are interested in volunteering, please contact your Voting Member as noted below or Paula Matthes at 321-777-7575 or email at paula@fairwaymgmt.com.

Chatsworth Contact Bernard Bryan VMChatsworth@BaytreeCA.org
Windsor Contact Paul Panikowski VMWindsor@BaytreeCA.org

*Positions open as of writing of newsletter.

Baytree Amenity Spotlight: COMMUNITY POOL

Our pool is heated year round and is open dawn till dusk. The pool area has bathrooms, chairs and umbrellas. Access to the pool is by a key card. Residents may obtain key cards by contacting the CDD District Manager at 407-841-5524 or email jshowe@gmscfl.com.



Water Aerobics classes are offered in the morning and afternoons. Afternoon classes are MWF from 3-4pm, and morning classes are offered Wed & Fri from 9-10am. There is a charge of \$5 per class. No enrollment or reservations are needed, just show up. Limited to Baytree Residents and their guests. Please contact Gina Palombi at 321-298-5275 for more information.

December Community Party!

We had another successful Baytree party! A good time was had by all. We had food trucks, games for kids, fabulous music, tasty beverages and we supported the Marine Corps Reserves Toys For Tots campaign. Special thanks to Sue Frontera for organizing the event and to Baytree resident Paul Hill of the Dirty Oak Beer Co. in Cocoa Village for supplying his awesome beer! Delish!



Hello Residents! Send in your news!

Our Baytree Newsletter editor is looking for input from our residents. She wants to hear about topics like:

- Charities / Volunteer Work - Let's hear what charities you are involved with. This is a great way to give your charity additional exposure and support. Is there an event coming up? How can people help?
- Resident Recommendations - Have a favorite beach? Best place to watch a launch? Send it in! Best walking trail? Favorite Dog Park? Best bagels? Best place for kids on a rainy day?
- Hear Ye! Hear Ye! - Do you have some great news you would like to share? Awards / Recognition? How about a new child? Graduations? Sporting Achievements? New jobs? Retirements?
- Junior Reporters - Does your child have something to contribute? Send it in!
- Local Culture - High School plays? Local craft festivals? Library exhibits?

Not sure if what you have is right for the newsletter - it probably is! When in doubt, send it in! Our residents have a ton of knowledge, let's share it! Email your information to AVMBalmoral@BaytreeCA.org.

Our Residents and Our Local Area



Baytree Residents Helping Children In Need

The Haven For Children has a mission... To provide healing and nurturing, with residential and therapeutic care for children who have significant emotional and behavioral disorders and have been removed from their families due to abuse, neglect, or abandonment. The Haven has three homes for children in need and many Baytree residents are actively involved. Some residents work at the Lamb Shoppe thrift shop, while others help feed the children. The Chef du



Our program volunteers provide meals to The Haven children. We have many chefs in Baytree! Resident Ginny List organizes a group of Baytree women who donate their time and money to ensure each child gets dinner every night! Ginny organizes the group and the ladies rotate months to provide meals to the children in Haven 1 and Haven 2 on the fourth Sunday of every month. Some residents have been supporting The Haven for decades. Thank you to the volunteers below for the efforts!

Christine Applegate
Crystal Folgmann
Adriane Parish

Elisa Arbeeney
Sue Frontera
Mary Anne Williams

Pat Brown
Susan Kirk

Krishna Desai
Ginny List
Lucile Zimmermann

Jeanie Eksten
Kathy McClelland

More volunteers are needed! If you want to help cook meals, please reach out to either Ginny List at 321-751-0196 or Kim Straehla at The Haven-email info@thehavenforchildren.com, phone 321-676-6888. If you don't want to cook a large meal for the homes, you can bring prepared foods such as pizza, fried chicken from Publix etc. You can also help out by volunteering at the Lamb Shoppe or donating gently used children's and women's clothing and household items to the shop, located at 1765 S. Patrick Dr, Indian Harbour Beach, FL 32937.

A HUGE shout out and THANK YOU to our wonderful and dedicated Baytree volunteers!

Resident Recommendation:

Online Bridge Classes

From the Wickham Senior Center

Are you sometimes stumped what to bid when playing bridge? If so, then this is the class for you.

Resident Linda James is a volunteer teacher at the Wickham Senior Center, a non-profit organization. Linda highly recommends "Popular Conventions", an online bridge class. The class starts on 4/5/22, runs for nine Tuesdays, from 10 am - noon.

The course covers all the basic conventions needed to play competitive bridge. In addition, each class will have a "think like a pro" problem to teach thought processes needed to play bridge successfully. All 9 classes are online and recorded so you never miss a class.

These conventions will be covered in depth; Stayman, Transfers, Strong 2 openers - Slam and control bidding, Negative doubles, Jacoby 2 NT, Two suited overcalls (Michaels and Unusual NT), New Minor Force-Jordan, and Defensive carding/signaling. Cost is \$40 which goes to the Senior Center.

If you are interested, please contact Dave Hoffman, Tele: 321-795-3695 or email davehoffma@gmail.com.

Resident Recommendation: Restaurant

La Crepe de France

7720 N Wickham Rd Melbourne (Near Amici's)

According to resident Carolyn Finn, La Crepe de France is the place to go. Delicious assortment of French style crepes and breakfast and lunch entrees. Very French inspired offerings served in a comfortable and friendly setting. Great service and a relaxed atmosphere! Perfect for a leisurely visit with friends!

Thanks Carolyn!

Have a recommendation to share? Email the Editor at AVMBalmoral@BaytreeCA.org (No self-promotion please)

Baytree under construction in 1996



This Is A Good Deal!

Did you know that the Baytree Golf Course and the Baytree community are not the same entity. However, Baytree residents can sign up for the Player Development Program - unlimited range

Balls, \$11 Early Bird 9 Hole & Twilight Specials (includes cart), Pro Shop discounts, and weekly PGA Instructional Clinics every Saturday at 11am! Just \$39.99 (+tax) a month, \$19.99 (+tax) for an additional family member. Call the Pro Shop for more info 321-259-9060.



Change is in the air! Watch for a makeover of the Baytree Living magazine - hint - new branding!

Resident Recommendation:

Viera East Farmers Market

Woodside Park 1705 Crane Creek Blvd
Off Murrell Rd, near Spy Glass Hill Rd

Resident April Simmons recommends this market. "The market is open every second Saturday of the month Sept-May 10am-2pm. They have great natural products and beautiful arts and crafts. We love going there as a family" Thanks April!

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

Neighborhood	Name	E-mail Address
Arundel	(VM) Anita Moreano-Arbeeny	VMArundel@BaytreeCA.org
	(AVM) Susan Frontera	AVMArundel@BaytreeCA.org
Balmoral / Southpointe	(VM) Dee Waldron	VMBalmoral@BaytreeCA.org
	(AVM) Maureen Ksiez	AVMBalmoral@BaytreeCA.org
Chatsworth	(VM) Bernard Bryan	VMChatsworth@BaytreeCA.org
	(AVM) TBD	Not assigned
Hamlet	(VM) Christine Applegate	VMHamlet@BaytreeCA.org
	(AVM) Celeste Abjornson	AVMHamlet@BaytreeCA.org
Kingswood	(VM) Sandy Schoonmaker	VMKingswood@BaytreeCA.org
	(AVM) Arthur Breitner	AVMKingswood@BaytreeCA.org
Saddleworth	(VM) Tom Harrison	VMSaddleworth@BaytreeCA.org
	(AVM) Carolyn Finn	AVMSaddleworth@BaytreeCA.org
Turnberry	(VM) TBD	Not assigned
	(AVM) Nancy Green	AVMTurnberry@BaytreeCA.org
Windsor	(VM) Paul Panikowski	VMWindsor@BaytreeCA.org
	(AVM) TBD	Not assigned

PARKING:

A couple of things to note:

- There is no parking on any street in Baytree from 2:00 AM – 7:00 AM.
- At no time are vehicles to block the sidewalks when parked in driveways.
- Vehicles parking along the street must park in the direction of traffic and stay off the grassy berm.

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/>

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.

Have a thought about this newsletter?

Please send feedback, ideas, and recommendations to the Editor, Maureen Ksiez, at AVMBalmoral@BaytreeCA.org

I sincerely want to hear your opinions and ideas!

Need a Vehicle Transponder for the Entrance Gates?

If you need a transponder, please call the CDD District Manager at 407-841-5524. They will schedule you for the next available appointment. The transponders are \$25/each. Your vehicle registration will be required.

BAYTREE COMMUNITY DEVELOPMENT DISTRICT (CDD)

G. Melvin Mills, Jr. Chairman
Rick Brown Asst. Secretary
Richard Bosseler Asst. Secretary
Janice K. Hill Asst. Secretary
Carolyn Witcher Asst. Secretary

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