



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...

Holiday greetings to all Baytree residents! Black Friday is over, but many of us (Arghh...mostly we men) still have a lot of shopping to do. Good luck with that everyone!

Indeed, there are a host of festive holidays to celebrate this month. They start with Hanukkah on 12/19 followed by Winter Solstice on 12/21 (the day with the shortest daylight, *but I’ve yet to get a present for that one!*) Then there’s Christmas Eve & Day on 12/24 & 25 – and I do get presents for that! BUT, don’t forget the very next day is the first day of Kwanzaa - and the highly anticipated Boxing Day for our Canadian residents. No time to rest, however, as New Year’s Eve is just ahead. Whew! By the time you add in all the holiday parties and relatives to host or visit, it’s a wonder we can even function by Jan. 2nd.

One reminder: Please be aware that although fireworks are legally allowed on New Year’s Eve until 10pm, do bear in mind that many pets suffer with loud fireworks. Many folks, too, are distressed by loud evening fireworks. Let’s all enjoy the holidays and, in the spirit of each holiday, be great neighbors to one another.

We BCA Board members send our best **Happy Holidays!** wishes to each of you! ~**Bob Eksten** **BCA President**

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.

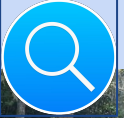
Baytree Websites

BCA www.baytreeca.org

Facebook - Baytree Neighbors

CDD www.baytreecdd.org

Community Event Spotlight



CHAR GOOD RETURNED TO BAYTREE!

Great music, good friends, beautiful weather, and tasty ice cream all added up to good times in Baytree!. *Thank You to Sue Frontera, Social Committee Chair for organizing this well attended event!*

Upcoming Events & Meetings

12/7	1:30pm	CDD Meeting (Golf Course Clubhouse)
12/10	12 - 4pm	Baytree Holiday Party! (Pavilion)
12/12	1:00pm	BCA Budget Meeting (Golf Course Clubhouse)
12/12	11:30am	Women’s Lunch (Café Marquax)
1/9	11:30am	Women’s Lunch (Palm Shores Bistro)
1/10	10:00am	CDD Board Workshop (Clubhouse)
2/1	1:30pm	CDD Meeting (Clubhouse)
2/6	11:30am	Women’s Lunch (Squid Lips Melb)
2/13	1:00pm	BCA Meeting (Clubhouse)
3/5	2 - 4pm	“Stay Tuned” Concert! (Pavilion)
3/6	11:30am	Women’s Lunch (Meg O’Malley’s)
3/14	10:00am	CDD Board Workshop (Clubhouse)
3/26	1- 3pm	2nd Annual Baytree Car Cruise-In (Pavilion)

Your Volunteer BCA Directors:

President
Vice-President
Director
Treasurer
Secretary

Bob Eksten
Jackie Curley
Nick Williams
Art Hudson
Mike Sherbin

What's Happening?

Baytree Amenity Spotlight: **Pavilion**



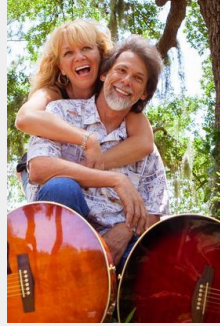
The Baytree pavilion is open for daily usage if not already reserved. You can reserve the Pavilion for your own exclusive use (e.g. for a birthday party) by contacting Fairway Management at 321-777-7575. There is a \$25 usage fee to reserve the pavilion, and there is a \$75.00 refundable damage deposit. For additional information regarding rules and the form required, please visit the BCA website at www.baytreeca.org, and look under the "Facilities" Tab.



Save the Date!

Sunday, 3/5 2 - 4pm
Baytree Pavilion Concert

The acoustical duo, "Stayed Tuned" is coming to Baytree at the pavilion! Tammy & Mike Hance - 2 acoustic guitars with lots of rhythm and harmonies! Blues, country, folk, & rock and roll. So bring a lawn chair, sit back, and enjoy the great music!



NEW! Baytree Mahjonn at the Golf Course Clubhouse

Come join this new group! Open to all Baytree residents, both experienced and newish players. We plan to meet on the 2nd and 4th Wednesday of the month. In December, we will meet on the 14th and 28th. Come when you can. Please contact April Simmons (585-456-8787, aprilsimmons8081@gmail.com), or Maureen Ksiez (845-548-1906, maureen.ksiez@gmail.com) for additional information or just show up at the clubhouse. Come, have fun, and meet new people!



Baytree's 2nd Annual Cruise-in!

Sunday, 3/26 1-3PM
FREE ICE CREAM!

Meet your neighborhood car and motorcycle enthusiasts! This is for vehicle owners and spectators alike. This is just a friendly neighborhood gathering, so cruise on down to the pavilion. All Baytree vehicles are welcome, Muscle Cars, Motorcycles, Late Model Specialty, Under Construction, all years, makes & models. No judging, no trophies, just good fun! No entry fee. This event is for Baytree resident owned vehicles only and spectators are limited to Baytree residents and their guests. And, FREE ICE CREAM!



Save the Date!

Baytree's Holiday Party
Saturday, 12/10 Noon - 4pm
Location: Baytree Pavilion

This will be Baytree's biggest event of the year!

We have DJ Tracy Oaks from Michael Van Ness Entertainment, playing all of our favorite music including some fun holiday songs. We have Qtee joining us once again to do her great face painting designs and she's bringing a balloon artist too! Our food trucks will be Soul Sushi 9, serving up their delicious Asian style foods, Red Pizza, Tastebuds by Moe, and our favorite Ice Cream Truck, Strong Island Ice Cream! So come hungry and ready to support our local food truck vendors.



We will be selling beer and wine again at a reasonable price. All profits go back into our BCA social events budget. We are thrilled to have Baytree resident, Paul Hill, owner of Dirty Oar Beer Company in Cocoa Village, once again donating his craft beers to our event! Come say hi to Paul and Chris at the Dirty Oar Beer tent! Dirty Oar Beer Company is located at 329 King St. Cocoa. Brewery, tap room and beautiful beer garden featuring 22 taps of craft beer, cider, wine and soda as well. Not only have they been big supporters of Baytree's BCA events, but they also support local charities including the Survive First Foundation. Please support them because they certainly support us!

In addition, please bring new unwrapped toys for the Toys for Tots donation box. Last year the Marines were so thrilled and amazed by the overwhelming generosity of our friends and neighbors that they requested to come back again for this year's event. So thank you in advance for your donations!

Everyone, please bring your cameras and cell phones, because this year, we have a VIP arriving approximately 12:30 at our event. You won't want to miss this surprise special guest for kids of all ages. Once again, there will be awesome goody bags for our youngsters. So please join us at the pavilion on 12/10 at noon and be ready to party!!! **Special THANK YOU to Sue Frontera for pulling this event together!!**

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 a recent lunch at Von Stephan Village Bier Garten for Oktoberfest. 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. **Our next lunch will be at the Café Marquax on December 12th.** Advance reservations are required and can be made by contacting Henrietta. Henrietta's contact information: email - thshuminsky@spectrum.net phone: 407-234-8773.



Our Residents and Our Local Area

Do You Have Visitors Coming For The Holidays?

Here are some resident recommendations on places to take your family and friends!

- Kennedy Space Center - Cape Canaveral. This is a must see!
- Brevard Beaches! Favorites include Jetty Park Beach & Pier, Cocoa Beach, Paradise Beach & Park.
- Brevard County Zoo - animal feedings, kayak tours, train rides, aerial adventures, and a water play area.
- The Dinosaur Store, Museum and Adventure Zone. Located on Cocoa Beach Causeway and A1A.
- Good Natured Indian River Tours. Located next to Grills on US1.
- Historic Cocoa Village and Downtown Melbourne - great shopping and dining!
- Space Coast Light Festival - drive through holiday light show, Fred Poppe Park, Palm Bay, www.spacecoastlightfestival.com. Closes January 1, 2023.
- Andretti Thrill Park - Melbourne. Speedway track, spinning coaster, laser tag, batting cages, mini golf, bumper boats.
- Dirty Oar Beer Company in Cocoa. Visit the brewery, tap room and beautiful beer garden. Or try Hell 'n Blazes in downtown Melbourne.
- Cocoa Beach Pier for lunch!
- Valiant Air Command, Warbird museum in Titusville with a collection of over 50 historic and present day aircraft.
- For day trips and sightseeing, try Mt. Dora, St. Augustine and Port Canaveral.
- For theatre and top name concerts, check available dates at the King Center, Titusville Playhouse, and the Historic Cocoa Village Playhouse.
- Ritch Grissom Memorial Wetlands in Viera - You are sure to spot a gator or five in these beautiful wetlands.
- Orlando - Magic Kingdom, EPCOT, Animal Kingdom, Disney Studios, Disney water parks, Universal Studios and Islands of Adventure, Sea World, The Wheel at ICON Park, SEA LIFE Aquarium, WonderWorks, and Gatorland.

Special thanks to Jackie Curley, Michael Sherbin, Sandy Schoonmaker, Don DiFrisco, Carolyn Finn and Sue Frontera!

Fort Christmas *By Sandy Schoonmaker*

Most Floridians associate Christmas with a festive holiday with family and friends. But in 1835, the soldiers who were involved in the Second Seminole War were not celebrating as they struggled to build a fort on Christmas day. They aptly named their stockade Fort Christmas. While there was never a battle associated with the fort a reproduction has been constructed and can be toured at 1300 N. Christmas Road, Christmas, Florida, a forty-minute drive from Baytree.

Located in an Orange County Historical Park, visitors may also view relocated and restored Cracker houses. The term "cracker" is not an insult to the Florida ranchers whose cattle drives involved the use of their rawhide bullwhips whose cracking sound was used to control the herds. There are seven of their houses furnished in the manner of the settlers who toiled under the Florida sunshine to create a lifestyle that is still revered by the families surrounding the park.

The park is open daily and has a picnic area, playground and a visitor center. However, the best time to visit is the first weekend in December when Cracker Christmas is celebrated. Visitors may eat traditional foods, view demonstrations of hide tanning, rope making, blacksmithing and the making of sugar cane...all part of the daily routines of the pioneers who settled Florida. Antique cars, craft booths, and a family atmosphere make this a popular highlight of the holiday season. You may also take your Christmas cards to be Mailed from the post office with an official Christmas postmark.



Resident Jim Thompson Supports Toys For Tots!

At the upcoming 12/10 Baytree Holiday Party, the Marine Corps Reserve will be collecting toys for local disadvantaged children. Resident **Jim Thompson** will be coordinating this effort, which was very successful last year, and he plans to have a uniformed Marine in attendance.

Jim's active involvement with Toys for Tots began last year when he was asked to arrange for a Marine to be at the Baytree Community Party. He was asked to do this because long ago he was a Marine. And as a Marine, he has long known about this annual effort by the Marine Corps Reserve. Jim's family has always made an effort to make an annual donation. This extends back to his parents as Jim's dad was a World War II Marine. After the war Jim's dad stayed in the Reserves, so Toys for Tots was part of Jim's upbringing.

Let's all help Jim with his effort to bring joy to children during this holiday season! The toys collected are for boys and girls up to age 12. Donated toys should be new and unwrapped. A collection box will be available at the Baytree Party. Even if you don't plan to



attend the party, please stop by with your donation. Toys for tots will also accept monetary donations. Thank you Jim and thank you Baytree residents!



BCA Information

Updates from the Baytree Community Association Board

ARC Committee Update

~Rick Brown, ARC Manager

At the time of this writing, Hurricane Ian and Nicole are long gone from our community and the "Hurricane Season" should be winding down. We hope your property did not suffer any major damage from Ian or any of the other smaller rain and wind storms we received. With that in mind, please remember that ALL hurricane shutters should be in the open position as of November 30th. There are very specific requirements in the covenants pertaining to hurricane shutters. See Section 13.21.11 titled Hurricane and Storm Protection. These covenants are strictly enforced so please be aware of them.

So, with the Hurricane Season behind us now is the time for the Holiday Season.....a much happier season and the one where neighbor competes with neighbor for the "best holiday lighting display". Well, let the competition begin!! Don't worry about the electric bill.....LIGHT UP THE HOME FOR THE HOLIDAYS! The Baytree covenants support holiday yard decorations and state they may be on display from Thanksgiving through January 10th.

So, let the festivities begin! Test those light strands, get out the Charlie Brown characters, dust off Santa and the reindeers, get out the ladder to climb the trees to string with lights (be careful please) and turn your yard into a winter wonderland (no snow is required in Florida).

With that, on behalf of the ARC Committee: Jill Hoffmann, Adriane Parish, Mel Mills, Thelma Bryan, our BCA Board Rep Nick Williams and myself we wish you, your families and friends a wonderful holiday season filled with love, peace and joy.

A Note From The Treasurer

~Arthur Hudson, Treasurer

Well, I hope you all had a great summer. I know that Barbara and I did. This year we took two separate trips, one to Las Vegas to attend a high school reunion which we do every year and another to the mountains of Georgia and Tennessee. We spent a day at Dollywood and can highly recommend it as a family friendly fun place to visit. It's in Pigeon Forge Tennessee and the entire town is also a very entertaining place to spend a couple of days.

But now the summer is behind us and we are in the process of developing the BCA budget for 2023 and since we continue to have a strong balance sheet and solid cash position, we will be able to maintain the resident assessment at the current level. This is not to say that we haven't had to tighten up in some areas of the budget. As you probably know we are in a period of high inflation and as a result the BCA has seen it's impact in some areas of the expenses. However, Susan Frontera and her team will continue to have a budget to organize those wonderful social events they put together, we will continue to support the annual holiday lighting program and the BCA Board will work with the CDD to find areas in which we can work together financially to the benefit all of the Baytree Community.

In closing I would like to wish you all a safe and happy holiday season.



Some Baytree History...



- There were eight different builders who built homes in Baytree; Armstrong Custom Homes, Arthur Rutenberg Homes, Burgoon-Berger Construction, Classic Homes of Brevard, DiPrima Homes, Joyal Construction, Lennar Homes, and Mercedes Homes.
- The golf course was designed by Gary Player and opened in 1992. Baytree National Golf Links measures 7,043 yards from the longest tees and has a slope rating of 135 and a 74 USGA rating.
- The 137 "Custom Homes" in Windsor were originally priced from the mid \$200's. The 49 homes in The Hamlet were marketed as "Unique Custom Homes" and were also listed from the mid \$200's. Love the HUGE property value increases!!
- Kingswood, Saddleworth, and Turnberry were the first neighborhoods built in Baytree.

A big Thank You to Jan Hill for sending me some of the original Baytree marketing materials!

Please Don't Allow Tailgating

~ Bob Eksten, BCA President

Baytree is a gated community – but how secure we are partly depends on our awareness at the rear gate. We do have very good security cameras that record every vehicle going through the gate. However, they don't prevent any non-resident from tailgating in by closely following behind a resident entering there. And, that makes Baytree a bit less secure for all of us.

Please do not tell any non-resident that they can "follow me in" through the gate. Instead, politely tell them that they must enter using the Wickham Rd. main entrance. Remember, you don't know who these people are or why they are really trying to enter there despite all the signs saying "Residents Only". While you may think you're doing a kind deed, you're actually making all residents a bit less secure. **Resident security always comes first.**

Balmoral/Southpointe and Chatsworth are looking for AVMs:

The positions of Alternate Voting Member (AVM) for Chatsworth and Balmoral/Southpointe are open.* The AVM will act as the VM when the VM is unavailable. If you are interested in volunteering, please contact your VM (see contact info on page 6) or Paula Matthes at 321-777-7575, email at paula@fairwaymgmt.com.

*Position open as of writing of this newsletter.

Community Updates

CDD Update

~Mel Mills, CDD Chairman

First and foremost the CDD Board would like to wish everyone a very Happy Holiday Season filled with Love, Joy, and Peace.

The CDD Board would like to thank all residents for their cooperation during the road sealing project. It was a very large undertaking, but saved Baytree residents millions of dollars instead of repaving them. Kudos to the contractor for trying their best to accommodate our residents requests.

Some residents have properties that back up to the preserve areas, and we often receive requests for the CDD to trim the vegetation that is encroaching onto their property and the polite answer is no. But, it is a good question and it is important to note that residents are responsible to trim whatever is on or overhanging their property without going into the preserve or conservation areas. These conservation areas are governed by the St. Johns River Authority and stiff penalties can result if vegetation is removed or cut back from these areas. In addition, the CDD is not permitted to go into these areas except for cutting invasive shrubs or trees.

A security note...Should you see or find anything that looks suspicious within our community,, please call the Sheriff's office to report such activity (vs. calling the gate guard). The guards do not have police authority and will wind up calling the police anyway. It is always best to not get a third party involved in something like this as you would want to get the correct information to the authorities. Thank you for respecting the guard's responsibilities and duties. Please be kind to our guards as they have all of us to protect on a limited basis.

As chair and on behalf of the CDD board, I would like to thank the BCA board for such a great working relationship as it certainly does benefit the entire community. With that being said, the outstanding holiday light display is a perfect example of what can be accomplished when we work together for the common good! Happy Holidays!

STROLL Baytree Magazine

Do you like receiving the Stroll Baytree Magazine?

It takes Baytree families/residents to make it possible. If you and/or your family would like to nominate someone to be in the magazine for Family of the Month, Precious Pets, or Golfer of the Month, please email April Simmons at aprilsimmons8081@gmail.com. (Please note that the Stroll Baytree Magazine is the monthly, glossy magazine which is different from this newsletter.)



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 FREE weekly PGA Instructional Clinics every Saturday at 11am! Just \$39.99 (+tax) a month, \$19.99 (+tax) a month for an additional family member. Call the Pro Shop for more info 321-259-9060.

Keep The Fish In The Lakes!

This is a reminder to all residents that fishing is not allowed in the lakes of Baytree, including lakes on the golf course. The main reason for this is that fishing in the lakes is a liability issue and impacts our CDD insurance policy. For information about fishing licenses, please visit the Florida Fish and Wildlife Conservation Commission at www.myfwc.com/. Thank you for your help in keeping everyone safe.



Planning A Change to Your House Exterior or Landscaping?

Remember to submit an ARC application for landscaping, tree removal, house painting, new roof, as well as those exterior projects listed in the Guidelines found on the BCA website. Your application will be reviewed by the Architectural Review Committee at the committee's bi-weekly meetings. These meetings held every other Monday at 8:30am. Meetings are held in the pavilion, and in the case of inclement weather, the meetings are then held in the golf course clubhouse. Baytree residents are always welcome! Please note that the BCA board does have the authority to have unapproved work be removed.

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

FIREWORKS!

Fireworks can be wonderful to look at and if you are a fan of fireworks, your BCA Board wants you to be aware of the following information regarding fireworks:



- Residents are permitted to set off fireworks on **three** days of the year; July 4th, New Year's Eve, and New Year's Day per Florida state law. That's it, No other days.
- Residents are responsible to clean up any debris from their fireworks.
- Fireworks look best at night, but please remember that your neighbors may be sleeping at this time. Please be courteous and adhere to local noise ordinances by setting off your fireworks prior to 10pm.
- Please be aware that most of your neighbor's pets will be frightened of the noise. Please be kind.
- Safety issues and the use of fireworks on days other than the designated holidays noted above can be reported to the Brevard County Sheriff.

For Your Information...

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 walking trail? Best breakfast? Best places to take visitors?
- Local Culture - Local craft festivals? Library exhibits?

Not sure if what you have is right for the newsletter - it probably is! Please email your information to maureen.ksiez@gmail.com. THANK YOU!

Helpful Reminder:

Please let your delivery companies know to use the main Baytree entrance off North



Wickham Road. This will save everyone time, reduce tailgating and reduce issues at the resident's rear gate.

BCA Neighborhood Voting and Alternate Voting Members

The VM is your representative and will be casting votes on matters impacting you and your neighborhood.

VM - Voting Member, AVM - Alternate Voting Member

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

Be In The Know!

Your VM/AVM send emails that recap BCA and CDD meetings. In addition, a monthly email is sent listing upcoming Baytree events and 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!

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. In addition, commercial vehicles may not be parked overnight in driveways.

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 neighbors!

BAYTREE COMMUNITY DEVELOPMENT DISTRICT (CDD)

G. Melvin Mills, Jr.	Chairman	gmmills@cfl.rr.com
Rick Brown	Asst. Secretary	rickbrown213@aol.com
Richard Bosseler	Asst. Secretary	rbosseler@gmail.com
Janice K. Hill	Asst. Secretary	jankhill@icloud.com
Carolyn Witcher	Asst. Secretary	carolyn@periisoft.com

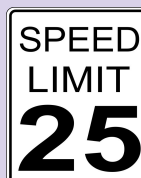
Do The Right Thing!

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. Thank you!



25 MPH Speed Limit

The speed limit in Baytree 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!



Do you have RUST STAINS on your sidewalk, house, or pool deck?

FYI...Residents have reported success using SnowCap Rust Stain Remover to clean their sidewalks. This product is available on-line from SnowCap directly and at other retailers.



www.snowcapproducts.com