



Baytree Bulletin

VOLUME 12, NUMBER 1, JUNE 2012

PRESIDENT'S COMMENTS

by David Taylor, BCA President



Message to Baytree

I am honored to be writing today as the new President of the Baytree Community Association. I first joined the BCA three years ago and have served as Vice President and Treasurer. I would be remiss not to first thank Tony Studds and Brent Mitchell who have stepped down from the board after several years of service.

Under Tony's leadership and with close working relationship with the Voting Members, we were able to stabilize the finances of the BCA and to update our key documents, most recently the Baytree Architectural Review Committee Procedures. Brent deserves a great deal of recognition for updating the B-PARCS. It is a complex and key requirements document that really defines what makes Baytree a special community.

Along the way I believe we have fundamentally changed the tone of discourse
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BCA COMMITTEES

The following liaisons were appointed to the new committees:

Standing Committee	Liason
ARC	Tony Fugaro 253-3618 fugarot@yahoo.com
Budget	Tony Fugaro 253-3618 fugarot@yahoo.com
By-Laws	Dick Gilbert 254-4030 rsg1962@msn.com
Community Relations	Lou Castro 752-0274 lgcastro@digital.net
Professional Review	Ray Knight 751-9360 rknight@ch2m.com
Due Process	Virginia List 751-0196 geneandginny@list-family.org
Ad Hoc Committees	
Newsletter Editor	Maria Hernandez 751-0014 mghernandez1@bell-south.net
Nominating	Ray Knight 751-9360 rknight@ch2m.com
Website	Jim Blake 242-2276 webadmin@baytree-community.org

THANK YOU OUTGOING BCA BOARD MEMBERS

From a grateful community

We wish to thank Tony Studds and Brent Mitchell, outgoing BCA Board members for their many years of service.

BCA BOARD OF DIRECTORS

Newly Elected Board

President: David Taylor - 693-9224
dtaylor193@cfl.rr.com

Vice Pres.: Ray Knight - 751-9360
rknight@ch2m.com

Secretary: Lou Castro-752-0274
lgcastro@digital.net

Treasurer: Tony Fugaro - 253-3618
fugarot@yahoo.com

Director: Dick Gilbert - 254-4030
rsg1962@msn.com

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PRESIDENT'S COMMENTS

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of the community. A few may remember some meetings in the past where tempers ran hot. I am pleased to say that we have put that far behind us.

The past three years have been very positive and productive and the credit truly lies on the leadership of Tony and Brent. My thanks and congratulations go out to both of them.

Lou Castro and Ray Knight add continuity to the Board as they enter their second terms. Lou will continue as the Social Committee chair and I encourage all to support him in his efforts to add more social events to the calendar. Ray will chair the Professional Review Committee which is looking into ways to improve the processes of BCA, and also chairs our Nominating Committee. I look forward to working with them again this year.

We start this year with two new directors, Tony Fugaro and Dick Gilbert. In the past, Tony has been active on the Architectural Review Committee and will assume the chairmanship. I am confident his leadership on this key committee will continue the momentum from the recent B-PARCS update. Tony will also assume the position of Treasurer. I commend him for assuming both these key roles.

Dick Gilbert brings extensive experience in community associations and I hope to work closely with him as we guide the BCA forward this coming year. Dick will also chair the By-Laws Committee which will be conducting a review of changes that may be required.

As we look forward to the coming year the topics that arise sound very familiar: How do we maintain the standards of the community? How can we encourage more participation in the community?

There are over 450 homes in Baytree and the community is truly beautiful, but

there are a handful of properties that are being addressed by the Board. This interactions are often not quickly resolved and, due to the legal dimensions of the processes, must remain confidential. I would like to let the community know that the Board is very active in addressing these issues and are utilizing the full powers of the Board to resolve the issues as quickly as possible.

I would also be remiss if I did not thank Jim Blake for his continued contribution to the Baytree community as the webmaster. I believe the community website will play a key role in (http://www.baytreecommunity.org/outside_home.asp) encouraging resident participation in both the social activities and the governing of the Board.

In closing I want to thank those who are active in the BCA and want to encourage others to consider offering some of their time to help improve the community. This past year we lost one such resident, Norm Fennelly. Norm was a pleasure to work with and a very kind and generous fellow. His dedication to this community should serve as an example to us all.

Kindest Regards,

Dave Taylor

BCA President

BCA MEETING DATES

Note your calendars

July 19th - Time to be determined

Note: All regular Board meetings are posted at the guardhouse at least 48 hours prior to the meeting.

CDD MEETING DATES

Note your calendars

CDD meetings are held in the Baytree National Golf Links Meeting Room. Scheduled meetings are as follows:

Wednesday, **June 6, 2012**, 1:30 pm

Wednesday, **August 1, 2012**, 1:30 pm

COMMUNITY DEVELOPMENT DISTRICT (CDD) BOARD OF SUPERVISORS

Chairperson: Michael Harden

259-7974 mharden275@aol.com

Vice Chairperson: Edward Rizzotti -

242-8040 erizzotti@cfl.rr.com

Supervisor: Mel Mills-

253-4613 gmmills@cfl.rr.com

Supervisor: John Finafrock -

751-0241 jfinafro@aol.com

Supervisor: Maria Hernandez-

751-0014 mghernandez@cfl.rr.com

WHAT IS THE BCA?

The Baytree Community Association (BCA) is an elected, volunteer association, responsible for maintaining and enforcing all of the covenants, conditions, and restrictions related to use of the property in Baytree.

Any planned new construction, additions, or exterior modification to existing structures or landscaping must first be reviewed and approved in writing by the Baytree Architectural Review Committee (ARC), whose members are appointed by the BCA board.

Contact Marie Thibodeaux from Bayside Management at 676-6446 for information about property use restrictions (parking issues, pets, or any nuisances).

WHAT IS THE CDD?

The Baytree Community Development District is an elected, local governmental body, a special purpose unit of local government, with limited powers that provides, operates, and maintains various public improvements and community facilities within the Baytree Community. Community Development Districts are created and governed by Chapter 190, Florida Statutes. Among the infrastructure improvements provided and maintained by the District (CDD) are water management

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systems (lakes, storm water retention areas, wetlands, etc.), roadways, water and waste water facilities (water lines, sewers, pump stations, etc.) landscape and recreation improvements (District common systems (lakes, storm water retention areas, wetlands, etc.), roadways, water and waste water facilities (water lines, sewers, pump stations, etc.) landscape and recreation improvements (District common areas, tennis courts, swimming pool). Security Gates and guards are provided by the CDD.

The CDD is governed by a five (5) member Board of Supervisors.

BCA ARC CORNER

The ARC meets the 1st and 3rd Thursdays of every month at the golf clubhouse. Notices are posted at the security gate with times.

Requests must be made in writing to the ARC, if you plan to alter, modify or improve to your home. Such request includes items for landscaping, painting, pools, etc. Absolutely **NO FENCES or Arbors** are allowed.

Please submit your request to: Attention Susan Bell, ARC Manager. You can drop them off to the guardhouse. Please feel free to download your application at our website: baytreecommunity.org

- **Oak Trees-** Several owners have been cutting down oak trees due to disease, which must be approved by the ARC **prior to** cutting them down. The County has very strict guidelines on these trees as well as our documents. Those trees cut down must be replaced with the same size and type of tree, unless previously approved by the BCA Board of Directors.
- **Advertising Signs-** When you have work completed by your contractor they are not to leave their signs in your lawn for advertising purposes.
- **Tree/Brush Clippings-** Baytree's policy is that tree/brush clippings cannot be placed curbside until Sunday, for Tuesday's new pick up day. Please make sure your Landscaping Company removes your clippings in between these times so it doesn't stay on the streets.

- **Hurricane Season –Storm Shutter Policy** - Hurricane season is almost here, starting June 1st. Just a reminder that all metal shutters **MUST** be painted the color of your home. Permanent shutters **MUST** have approval before installation. Please refer to the Declaration of Covenants, section 13.21.11 for an in-depth review on the shutter policy.
- **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 or hand-made signs are permitted.
- **Sprinkler-Irrigation System** - Did you know that you can only water your lawn 2 times a week? The County has been enforcing these rules and can fine owners that are watering more than twice a week.
- **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 it's 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, 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 in 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.

NEIGHBORHOOD VOTING MEMBER (VM) CHANGES

New VMs and AVMs

We welcome all new Baytree VMs and AVMs. Please update your records to reflect the following VM and AVM changes in your neighborhood.

Arundel - Rod Kodsi is the new VM and Doug McKee is the new AVM.

Windsor, Kingswood and Saddleworth - These neighborhoods are still looking for an AVM. The Board is asking for your help to hold a neighborhood meeting to elect your AVM. If this does not happen soon, the BCA BOD will have no choice but to appoint someone for you.

If you would like to volunteer your time and talents, please notify Marie Thibodeaux, Bayside Management Services, at 676-6446.

MANAGERS' CORNER-FRIENDLY REMINDERS

By Marie Thibodeaux, Manager

- **Fireworks** - are not allowed in Baytree. This is a Brevard County Law.
- **Trash-** Please put your household trash in garbage cans and not plastic trash bags. Our wild critters have a field day!
- **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 him or her. 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 that your dog is on a leash when outside of your home and does not trespass on other home owners' property.
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- **Speed Limit-** The speed limit is 25 M.P.H. within the community. Speeding 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 do not block storm drains when placing trash curbside.
- **Year-end Statement-** If you didn't receive a copy of the 2011-year end statement at the annual meeting and would like a copy, please put your request in writing.
- **Waste Management** - Please call them for any special pick up for extra large tree clippings as well as any Florescence light bulbs.
- **Yard Waste-**Yard waste should NOT be bagged. Tree limbs, fronds, etc. will be picked up if the pile is no larger than 4 feet by 4 feet. If you have a larger, excessive pile you may call 636-6894 for a special pickup.

WEBSITE ADVERTISING

The Board of Directors will allow contractors to advertise their services on Baytree's website for \$300 a year with several regulations and disclaimers in place. If you have a contractor that does excellent work for you and they would like to advertise with us, please have them contact Bayside Management at 321-676-6446 for more details. A full copy of the application will be provided on the website for your review and we encourage you to visit the site often if you're in need of a service provider. Please note that the Board is not endorsing any contractor. Owners should check out references and insurance requirements before contracting out any work to be done.

BCA VOTING MEMBERS

<i>Community</i>	<i>Voting Members</i>
Arundel	Robert Kodsi 751-7878 1404 Arundel Way Triconreal-estate@cfl.rr.com Alternate: Doug McKee 752-6698 mckeed@rocket-mail.com

Balmoral	Joe Malinak 757-3912 1123 Balmoral Way jmalinak@cfl.rr.com Alternate: Mickey Hill 751-3589 1103 Balmoral Way mhill69@cfl.rr.com
Chatsworth	Al Feucht 242-0499 905 Chatsworth Drive AlFeucht@aol.com Alternate: Lynn Titus 622-4785 835 Chatsworth Drive LynnEP@cfl.rr.com
Hamlet	Parker Stafford 751-8653 8062-Old Tramway Dr. staffps@bellsouth.net Alternate: Len Jean 253-3517 8002 Linford Court ljeanski@aol.com
Kingswood	BobMcPeak 806-0442 8029 Kingswood Way bob@mcppeakonline.com Alternate: George Rusnak 752-0440 8030 Kingswood Way
Saddleworth	Chuck Westrip 775-4200 7980 Kessington Court cwestrip@cfl.rr.com Alternate: TBD
Turnberry	Arlova Allen 259-9056 8022 Bradwick Way aallen8@cfl.rr.com Alternate: Sue Kirwan 253-5498 511 Royston Lane SSC12345@aol.com
Windsor	Maggie Sherbin 622-5080 478 Birchington Lane maggiesherbin@gmail.com Alternate: TBD

BAYTREE WEBSITES
BAYTREE BCA WEBSITE

The BCA maintains a website for Baytree information and news. Please check it out at:

<http://www.baytreecommunity.org>



BCA ARCHITECTURAL DESIGN & DEVELOPMENT GUIDELINES

The Board of Directors approved new Architectural Design & Developmental Guidelines (aka B-PARCS) with the help of the Architectural Review Committee (ARC) to assist you in complying with the Restrictive Covenants for the Baytree Community Association. These Guidelines supercede the 2006 Guidelines. Changes to these Guidelines may be made periodically and every effort will be made to reissue the Guidelines when significant changes occur, but will be made available at all times on the Baytree website at www.baytreecommunity.org. Homeowners must obtain prior **written** approval for any exterior change to your property.

Please return completed applications to the ARC Manager whose address is shown on the application form. Because the ARC is made up of part-time volunteers, up to forty-five (45) days is required to act upon an application, so do not commit labor or materials until you have received approval. The Architectural Review Committee is charged with conducting the review of all applications for exterior changes and to render a decision to the applicant within forty five days of receipt of the application. If an application is denied, the applicant may appeal to the Board of Directors. The Board may reverse or modify the committees decision by a majority vote.