



HELLO BAYTREE COMMUNITY

IN THIS ISSUE: NEW NEWS UPDATES AND REMINDERS

### PRESIDENT'S MESSAGE

Wayne Huot

Welcome fellow Baytree residents to the first newsletter of the newly elected BCA Board. The Board is planning on sending out newsletters on a quarterly basis and will be made up of BCA and CDD items that have or will be taking place within Baytree. We will be looking for your suggestions, comments and stories to post in the newsletter. The first edition will be somewhat lengthy since it's been several years since the last newsletter was sent. Future newsletters will be two to three pages.

We will be soliciting articles from our VM/AVM's from each of the neighborhoods, the ARC committee, the CDD Board, Welcome Committee, and Fairway Management. We are also looking for you to submit recipes, events, topics of concern and what you like or

would like to be included. It is your neighborhood Newsletter.

The BCA and CDD continue to work in close coordination with one another and any updates will be included within the Newsletter.

The first copy of the newsletter was sent via the United States Postal Service and going forward will be sent via the internet and placed on the BCA website. If you have not provided Fairway Management or your VM with your e-mail address please do so at your earliest convenience. This will save us a considerable amount of money and provide an effective and efficient way to communicate with all the residents in Baytree. **If you do not** have access to a computer please let your VM/AVM know and we will make arrangements to ensure you receive a copy.

For most us this has been a very challenging year. The Board and I are looking forward to working collectively with all homeowners keeping Baytree a safe neighborhood and desired place to live.

Please be happy, healthy and safe!

Wishing you and your families a very Happy Holiday Season.



Warm Regards,

Wayne



**Welcome New Residents**

Welcome to Baytree, a deed restricted community. While getting settled into your new home, please take the time to visit our website: [www.baytreeca.org](http://www.baytreeca.org).

There you will find the Guidelines for any exterior changes to your home and landscaping. Each neighborhood has a Voting Member (VM) and an Alternative Voting Member (AVM) listed on the website. Either of these individuals will be able to assist you with becoming acquainted with your new community. Please feel free to contact them with your questions.

*Socials*

Hi Neighbors

2020 has been a year unlike any other due to the covid-19 virus.

This has impacted all of our lives and continues to do so.

Among the many things affected were any plans and opportunities for Baytree Social Committee events. Currently Covid-19 numbers are increasing again, making it inappropriate to plan anything that we might have liked to do for the coming holiday season.

Hopefully it will be a different story in 2021 and we can actually have some of fun the events we had hoped to schedule this past year.

Stay healthy and safe!

Happy Holidays to all!

Sue Frontera  
Social Committee Chairman

**FYI**

The BCA and CDD have shared resources and built a covered pavilion located by the pool, bocce ball court, and tennis courts. The pavilion provides Baytree residents and their families a much needed place to picnic, rest or just hang out. We are proud to add this building to the list of amenities that Baytree offers its residents. Enjoy!



The Baytree Golf Course is private. Although it is a friendly place with nice people, our residents should be reminded that walking, exercising pets, riding bicycles or golf carts on the course is not permitted at any time. This rule is for the safety of the residents and the golfers. You never know when a stray golf ball might be coming your way before you can get out the way! Safety for residents and golfers is the primary concern. Please follow the rules.

Vehicles are not permitted to park on Baytree streets between the hours of 2am-7am. In addition, parked cars may not block the sidewalks used by our active walkers and joggers.

The board receives many calls and emails concerning various topics that are posted on our Website. Please refer to the website for the information guide and for Baytree updates. Note that all NEWSLETTERS will be posted to the website for easy access. In addition, the newsletters will be emailed to you provided your email address is on file. [www.baytreeca.org](http://www.baytreeca.org).

Thank you for your efforts in keeping Baytree beautiful! We encourage all residents to attend ZOOM BCA board meetings when possible. We would love

to hear from you. The meeting dates are posted on the website and posted at the front and back gates 48 hours in advance of the meetings.

**Friendly Reminders Continued:**

Keeping your home beautiful by cleaning walks, weeding the landscaped beds, removing mold from the roof and home add to the value to all Baytree properties.

**Please note the following:**

All houses are required to post the house street number so that it is easily visible and legible from the road. Essentially for safety and first responders.

For removal of all bulky household items, tires, electronic waste and CFL bulbs, the homeowner must personally arrange for pick up by Brevard Waste Management: 321-723-4455

Professional landscapers are required to remove yard waste upon job completion

Homeowner created yard waste will be collected on the Tuesday pick-up schedule. Excessive waste requiring special pick up must be arranged by contacting Brevard Waste Management.

**Homeowners must comply with the St. John's River Water Management District landscape watering schedule herein: Water Conservation is really needed in our county.**

Watering Schedule

Eastern Standard Time:

- Odd Numbers: Saturday
- Even Numbers: Sunday

Daylight Savings Time:

- Odd Numbers: Wednesday & Saturday
- Even Numbers: Thursday & Sunday

**CDD REPORT:**

**Mel Mills, Supervisor**

As chair of the CDD it is with great pleasure that the CDD board partners with the BCA in reestablishing the quarterly resident newsletter. On behalf of the CDD board, I would like to wish everyone a happy and healthy holiday season filled with love, peace and harmony.

**You may ask, "What is a CDD"?**

(Community Development District). It is a local special purpose government framework authorized by chapter 190 of the Florida statues as amended, and is an alternative to municipal incorporation for managing and financing infrastructure required to support development of a community.

The CDD is represented by a board of 5 supervisors. These individuals are elected by the Baytree homeowners in the general election. The 5 supervisors have assigned responsibilities to improve and maintain the district for the safety and health of all residents.

**The five supervisors are listed below:**

- Landscaping and beautification - Mel Mills
- Security and lakes - Jerry Darby
- Roads and sidewalks - Carolyn Witcher
- Recreation - Richard Bosseler
- Finance- Rick Brown

Should any homeowner have a concern or question please feel free to contact any of the supervisors. Email addresses are listed on the website: [baytreecdd.org](http://baytreecdd.org)

Please note that all CDD meetings are open to the public. Meeting dates are posted on the front and back gate boards. Please attend meetings and share in the operation of our wonderful community. The CDD board also works closely and

partners with the BCA on many joint ventures that benefit the Baytree community. Please keep in mind that the CDD has no responsibility for the covenants and restrictions developed by the BCA.

The CDD encourages positive input and welcomes respectful concerns. Let's continue to work together for the common good of Baytree residents.

**The ARC Report: Rick Brown**

**WHAT IS THE ARC?**

**WHAT IS A B-PARCS?**

Baytree is a Deed Restricted Community. Living in such a community, you, as a homeowner within the community, agreed to abide by the Covenants (Declarations) established by the community as it relates to what you may and may not do to your property.

**The ARC (Architectural Review Committee)** was established by the Covenants. Its responsibility is to review and approve homeowner requests to change or enhance their property as well as to monitor properties to ensure they are in compliance with the **B-PARCS (Baytree- Policies and Architectural Review Committee Standards)**. The B-PARCS cover a number of different areas as it relates to your property: such as landscaping requirements, approved house painting colors, approved roofing, flags, signs, mailboxes, play equipment, hurricane shutters and others. Specific B-PARCS information can be found on the Baytree Website. Go to [www.baytreeca.org](http://www.baytreeca.org) and click on the Architectural Review headline. That will take you to a page where you can scroll and click on the different documents. It is recommended that you become familiar with the website and its informational content.

A good rule of thumb is that if you are going to do something to the exterior of your home and are not sure if you need to submit an application to the ARC for approval please just ASK. You can email [arcmgr@baytreeca.org](mailto:arcmgr@baytreeca.org) or come to an ARC meeting. The ARC meets every other Monday at 8:30 AM at the Pavilion (weather permitting.....otherwise at the golf course club house). We would welcome the opportunity to assist you in any way we can. Our meetings are open and homeowners are more than welcome to attend.

The ARC Committee will strive to provide periodic information to Baytree residents via the newsletter. We will attempt to keep you apprised of B-PARCS that could be helpful to the homeowners. Our goal is to ensure that Baytree remains the Premier Community in the area. We all want property values to continue to soar higher and higher.

**Violation Letters**

Many of us have received violation letters which have the tendency to upset our residents. Please understand that it is not the BCA issuing these violations letters. Fairway Management was hired by the BCA to address these violations among numerous other issues. If you have a concern regarding a violation letter please contact Fairway Management. Do not ignore it.



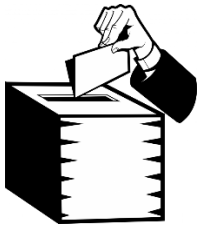
**CDD Tree Removal**

The CDD has removed numerous oak trees from the swale between the street and the sidewalk. As a FYI, in February 2013, the CDD passed a resolution that states that no species

of trees may be planted on the swale to replace the trees that have been removed. Only sod is permitted in these areas.

In addition, the CDD resolution states that no hardwood on private property shall be planted within eight (8) feet of the sidewalk. The ARC is asking homeowners to adhere to this ruling when applying for tree replacements.

**Your Neighborhood Voting Members**



**ARUNDEL**  
30 Homes  
Anita Moreano-Arbeeny  
201-966-4288  
[VMArundel@BaytreeCA.org](mailto:VMArundel@BaytreeCA.org)

**BALMORAL/SOUTHPOINT**  
64 Homes  
Jerry Darby- 321-775-3515  
[VMBalmoral@BaytreeCA.org](mailto:VMBalmoral@BaytreeCA.org)

**CHATSWORTH**  
37 Homes  
Dr. Kevin Campbell  
844-484-7633  
[VMChatsworth@BaytreeCA.org](mailto:VMChatsworth@BaytreeCA.org)

**HAMLET**  
49 Homes  
Christine Applegate  
908.433.9586  
[VMHamlet@BaytreeCA.org](mailto:VMHamlet@BaytreeCA.org)

**KINGSWOOD**  
48 Homes  
Sandy Schoonmaker  
321 241 4002  
[VMKingswood@BaytreeCA.org](mailto:VMKingswood@BaytreeCA.org)

**SADDLEWORTH**  
32 Homes  
Tom Dwyer  
321-213-1790  
[VMSaddleworth@BaytreeCA.org](mailto:VMSaddleworth@BaytreeCA.org)

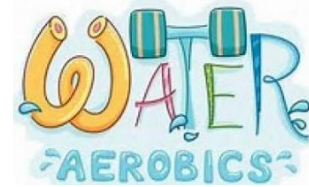
**TURNBERRY**  
64 Homes  
Arlova Allen  
331.259.9056  
[VMTurnberry@BaytreeCA.org](mailto:VMTurnberry@BaytreeCA.org)

**WINDSOR**  
137 Homes  
Greg Scougall  
321-745-0968  
[VMWindsor@BaytreeCA.org](mailto:VMWindsor@BaytreeCA.org)

VMs & AVMs are elected every two years by the individual neighborhood at an Annual Meeting. VMs elect the BCA Board of Directors and vote on Covenant Amendments.

**People and Pets**

While everyone loves their pets, remember that some residents may not share this feeling. Please keep pets leashed when off your property (Brevard County Law) and ALWAYS clean up any waste left behind on any property, including your yard.



Come on in, the water is warm! Residents are invited to join water aerobics classes 5 days/week in the heated community pool. While the workout is rigorous, many participants go at their own pace, especially those who are recuperating from surgery to hips, knees and shoulders. There is no sign-up to attend. (\$5 fee per session.)



**Kingswood News: Short Story**

Enter the Baytree front gate and take the first turn to your right. If you are heading for the Isles of Baytree, just keep going until the road ends.

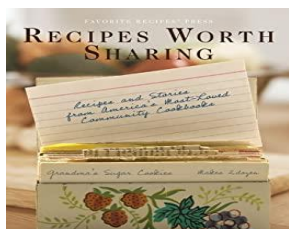
But if you are heading home to the Kingswood Neighborhood, you will pull into one of the 48 driveways accessible from Kingswood Way, Ashbourne Court, or Berwick Way. Here you will find your home to be one of the first built in the 1990's when Baytree was first developed. You may even be one of the original residents, proud to share the many stories of life here in the "early days."

Or you may be one of the newer residents living alone, with a partner, spouse or with children, ages from infancy to young adulthood. It is a neighborhood for everyone.

No cookie-cutter houses either. Each is unique in shape and color. Your backyard may have a pool or a just a view of the wooded preserve or

of a lake. If you are observant you may see a bobcat, raccoon or an unwelcome feral pig slinking through the woods. If your home is one of the nine houses on the lake, you are entertained by a multitude of water birds, fish, turtles, otters and, yes, the occasional alligator swimming by.

Your home is not just a home...but a house in a neighborhood where you can walk safely night or day, visit with the neighbors along the way, and depend upon them to be there if help is needed. It is a place to enjoy the American Dream!

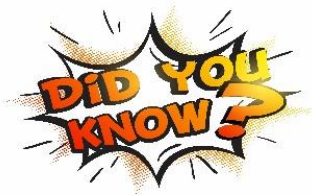


**A Baytree Favorite Recipe!**

**Chocolate Chip Cake**

- 1 (18 ½ oz.) Box Yellow Cake Mix
- 1 (3 ¾ oz.) Box Vanilla Instant Pudding
- 1 (3 ¾ oz.) Box Chocolate Instant Pudding
- 1 ½ Cups Water
- ½ Cup Vegetable Oil
- 4 Eggs
- 1 (12 oz.) Package of Chocolate Chips

Grease and flour a 10" tube or Bundt pan. Combine the first 5 ingredients and mix for 2 mins. Add eggs all at once and mix for 1 minute. Fold in the chocolate chips and bake at 350 degrees for 50-55 mins.



One of the most beautiful spots in Brevard County is only 3 miles west of the Baytree entrance on Wickham road. This is the Ritch Grissom Memorial Wetlands; more commonly called the Viera Wetlands. This man made nature area has several miles of intersecting loops of unpaved road for walking, cycling, or automobiles. (Note that the roads are occasionally closed to motor traffic, especially after heavy rains.)

There is a great abundance of wildlife here, especially birds. It is delightful to visit any time of year, but now is when the northern birds start migrating here for the winter and the population greatly expands. Bring your birding book and binoculars and it would be very easy to spot 20 or 30 different bird species. There is also a large population of large



alligators! Early morning and early evening are particularly good times to visit as the animals are more active and the light is wonderful. Be careful though, the gates are locked at dusk....don't get locked in!

Submitted by Susan Sunter



**Laugh of the Day**

Q:What do you call a rigged carnival? An UnFair.

**Laugh of the Day**

Q:How do dogs like their eggs cooked? Pooched.



## WHEN TO CONTACT THE MANAGEMENT COMPANY

Fairway Management of Brevard, LLC is available to help with your ARC applications. Please send or deliver the completed form and required documentation to: **1331 Bedford Drive, Melbourne, Florida**

**(Please refer to baytreeca.org for more information)**

Vendors and contractors may send the required paperwork to Fairway

Violation Letter responses:

It is recommended that all homeowner responses be sent via email, if possible, to create a written record of any comments. The email address is: **violations@fairwaymgmt.com**. If unable to do so, call: **321-777-7575**

## ARE You Hungry? Checkout EATz!!



**Hello Baytree**

**\$1.00 off**

Any **EATz** Full Sandwich or Salad

When you purchase a drink!

Must present coupon. Offer Expires 2/01/2021

7965 Wickham Road. Turn right out of the main gate!

We appreciate our Baytree Customers!

**Valid for dine-in and take out only!!**

## Attention Windsor Residents

It's not too late to cast your vote for right-sizing the Windsor Neighborhood from its current size of 137 homes to four, more intimate and manageable sizes of 22-44 neighborhoods each; much like the rest of Baytree.

What does this mean to you? It allows for more effective communication and provides you better access to the Voting Member representing your best interests. Perhaps this will also set the environment for more social events.

We are extending the voting period to Dec 30<sup>th</sup> to allow more people the opportunity to cast your vote. 90 "yes" votes are required to pass this initiative.

Were you unsure how to complete the proxy vote and electronic consent forms? You're not alone! Here is the English translation: Simply check "yes", sign and write your name at the bottom, and send it in to Fairway Management.

Someone may be knocking at your door soon asking for your vote. Together, we can do this!