



December 2013



to all Baytree Homeowners,

2014 Assessment and Budget

The Board of Directors adopted the attached proposed 2014-operating budget in November. Please be advised effective, January 1, 2014 your **annual assessment remains at \$95.00**. This payment is **due on January 1, 2014** and will become delinquent on January 31, 2014. **Late** payments will be charged **\$25.00**, plus 18% interest per annum until paid. Please make your **check payable to: Baytree Community Association (BCA)** and **mail to: P.O. Box 100130, Palm Bay, FL 32910-0130**. An **invoice** is also attached for your convenience. **No other invoice will be mailed.**

Nominating Committee

The Baytree Community Association's Annual Meeting will be held in April 2014. The Board of Directors has 2 seats available for 2-year terms. Ray Knight, chairman of the Nominating Committee, is seeking candidates that are interested in serving on the Board. Please contact Ray at 321-751-9360, email at Gaston.Knight@CH2M.com, or your Voting Member to make your intentions known, no later than January 15, 2014.

Updates From the Architectural Review Committee (ARC)

Please submit your application to have any work done on your home, whether it's an improvement, alteration or addition prior to starting work. We've had several owners that have started work without an application and have had to re-do the work since it's not in compliance with the deed restrictions. You can download the ARC application from the website-www.baytreecommunity.org. Out of the 72 requests they received in the first 10 months, 30% of the jobs were started without an application.

Approval Signs -To make it easier for the committee to know what jobs have been approved or if you want to know if a job has been approved, signs will be placed on the owner's property that states the job has been approved by the committee.

Palm Tree Disease- Please note that dead palm trees may have a disease that could spread throughout the community and must be removed immediately. It's a good idea to make sure the company you contract with has clean equipment; it's a known fact that when equipment isn't cleaned from job to job, any debris left can be spread to other trees.





Computer Automation- The Board of Directors is looking at appointing an Ad Hoc Committee consisting of owners that would be interested in helping to streamline the ARC files in a more manageable database. They would like to also see the interaction for ARC requests and approvals to be obtainable through the website of any action items in the works. If you have computer, scanning and website knowledge and would like to be on this committee, please contact President Dave Taylor at: bcapresident@baytreecommunity.org.

BPARCS-Future Changes

The Board has found several inconsistencies in the Baytree Architectural Design Guidelines and Standards on several areas due to recent appeal process applications. The Board will be making recommendations for changes with attorney approval and then will go to your Voting Member (VM) for feedback and approval. There is also a lot of misinformation being circulated regarding fences. The BPARCS state no fencing is allowed, however an owner may appeal to the Board once the ARC has denied them, as with any issue. The Board will look at all the criteria before making any exceptions by considering strict conditions of overturning the ARC's denial.

Property Inspections

The Agent for Bayside Management Services inspects the condition of your home using drive by methods. Letters are sent to those owners not in compliance asking that action(s) be taken to resolve any issues that may have been overlooked. Now is a good time to do some "winter cleaning" to ensure that your property meets the standards of our deed restricted community. Management mailed over 200 letters in 2013 alone addressing issues such as cleaning the sidewalks and driveways, removing rust on homes, cleaning roofs, trimming and fertilizing palm trees, to name a few. Trash cans must also be hidden from view.

Tree/Shrub Clippings - We also continue to experience landscape clippings being put in the street after trash has already been picked up or prior to Sunday PM. Per County regulations, please have your Lawn Company remove them when they finish the work.

Annual Report

This letter is also intended to serve as notice that the Association's 2013 annual financial statement will be available on March 30, 2014. If you would like a copy at no charge, please contact me during March.



Thanks for your Help



The Board would like to give some special recognition to the following owners that go over and beyond the call of duty: Allison Mallis for her coordination of the 2nd annual harvest food drive that also included needs for our animal friends. To Donna Leczner and Sandy Schoonmaker for coordinating the Christmas decorations on the monuments.

BAYTREE



To Lou Castro for his many years of service to the Board of Directors. To Chuck Westrip for his many years of service as the Saddleworth's VM. To Jim Blake for his time and help with the website. To all members of the ARC for their dedicated commitment and many hours of unpaid work to keep Baytree the premier community in Brevard County. To all the VMS and AVM for their help throughout the year in soliciting information to your neighborhood, your attendance of meetings and all the work that goes into keeping Baytree a great place to live.

If you should have any questions or concerns, please feel free to contact me at 321-676-6446. On behalf of the Board of Directors and Management, we wish you **Season's Greetings & Happy New Year.**



Marie Thibodeaux, CMCA, CAM
Bayside Management Services

