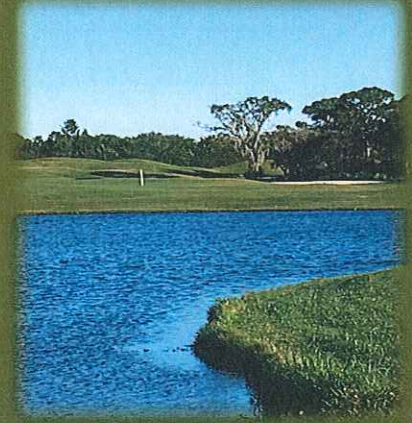




BAYTREE COMMUNITY AND BAYTREE NATIONAL GOLF LINKS

BAYTREE Newsletter



IN THIS ISSUE: NEW INITIATIVES 2015-2016

Meet your new Board



Janice Hill



Dave Taylor

PROGRESS IN 2015

New ARC Committee Manager; Sandra Schoonmaker

Your new Board has worked alongside the Voting Members to bring important changes to the Baytree community. Among those were the appointment of Sandra Schoonmaker as the new Architectural Review Committee Manager. Along with Sandra comes new members Adriane Parish and Rick Brown. Barbra Hudson remains with the Committee. A special thank you goes out to Former ARC Manager Susan Bell for her many years of service to the Baytree Community. There is one opening for an ARC member. Anyone interested should contact Sandra Schoonmaker-schoon67@cfl.com

New ARC Guidelines for easier paint selection/approval

The Board voted to allow residents to choose from a pre-selected group of paints and trims. The paint "book" is now available from the ARC Manager. Homeowners who choose a set of colors from the book are exempt from the \$25.00 fee. A completed Paint



Phil Ruhlman



Darrell Goolden



Wayne Wilkerson

- Wayne Wilkerson - President
- Dave Taylor – Vice President
- Janice Hill – Treasurer
- Phil Ruhlman – Secretary
- Darrell Goolden - Director

Application Form, including the



required contractor information, must be mailed or dropped off at Fairway Management, 1313 Bedford Dr. #103, Melbourne,

Florida, 32940, before the work begins. Sandra will continue to serve as the Voting Member for Kingswood.

arcmgr@baytreeca.org

New Revised ARC Guidelines for Deposits

It was proposed by the Committee and approved by the Board that a single non-refundable deposit of \$25 would replace our former policy of having residents make varying deposits for work being done on their homes.

New Interactive Website

Baytree BCA will have a new **interactive** Website that will allow the residents to apply and follow-up on the status of their ARC application. The site is currently under construction. Meanwhile, all ARC Guidelines are referenced on the current BCA Website.

New Social Committee

The Social Committee was formed as an offspring of our Community Relations Committee chaired by Janice Hill. The new members are Martha Scholz, Kathy Hillson, Linda Ferris, Laura Toops, Sidney Crouch, and Beth Wilkerson. For the first time, the Board approved \$3,000 to be used for social events during 2016. The Committee is currently working on various ideas, however if you have suggestions, please contact one of the Committee members.

Kathy Hillson – 978 337 2844

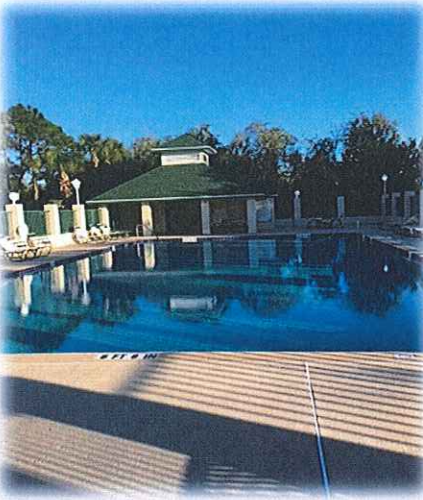
Martha Scholz – 321 255 3993

Linda Ferris – 321 745 0852

Beth Wilkerson – 321 427 5385

Laura Toops – 321 259 7934

Sidney Crouch – 321 217 8019



New Due Process Committee

The Board voted on and appointed new member to the DPC. Those members include Virginia List, (Chair), Sidney Crouch and Phyllis Mather. It is the responsibility of the DPC to levy fines for homeowners if covenant violations are not remedied within the specified time period. Most if not all violations involve dirty driveways, sidewalks or roofs.

New Info-Link Messaging System

Now all residents can receive information on a timely basis. Gates down, lost pets, inclement weather; tec. By Text, Voice Mail or Email.

ARC APPEAL PROCESS

The ARC has the responsibility of ensuring that Baytree remains as one of the premier communities in Florida. In doing so, the members each have one vote to either allow or disallow projects that involve the exterior appearance of your home and grounds. However, if you disagree with the ARC Committee and you believe they have misinterpreted the Baytree written covenants, then you are entitled to an appeal. If you are so inclined, you should contact the ARC Manager and request such an appeal. You will be given a meeting date at which the ARC Committee and the Board of Directors will hear your appeal and you will be given a final ruling.

Questions and Answers about Baytree Covenant Violations

Q. Who is responsible for issuing a violation?

A. The Property Management Company.

Q. How often do they come through the neighborhood?

A. Twice monthly.

Q. If I get a letter, how long do I have to correct the violation?

A. 14 days.

Q. What if I ignore the violation letter?

A. You will be subject to an ongoing fine until the violation is corrected. If the fines are not paid, a lien can be placed on your home and the homeowner could be liable for all legal costs.

Q. Who determines the amount of the fine?

A. The Board of Directors and the Due Process Committee.

Q. Why do I have to keep my sidewalk clean and the curbing and storm drains are always dirty?

A. The curb and storm drains fall under "common property" and are controlled by the Baytree Community Development District (CDD). The BCA

operates separately from the CDD. All questions concerning infrastructure or common property should be addressed to the CDD.

<http://baytreecdd.org/index.php>

NEW VOTING MEMBERS

We welcome our new Voting Members and thank our neighborhoods for once again being 100% represented!

Arundel – Sara Kodsi
Balmoral – Ernie Gault
Windsor – Tom Deppe

ALL VOTING MEMBERS

ARUNDEL – 30 Homes
Sara Kodsi - 321 432 3110
VMArundel@BaytreeCA.org

BALMORAL/SOUTHPOINT – 64 Homes
Ernie Gault – 321 777 7541
egault@cfl.rr.com

CHATSWORTH – 37 Homes
Al Feucht – 321 795 2455
VMChatsworth@BaytreeCA.org

HAMLET – 49 Homes
Tim Ferris – 321 610 7765
VMHamlet@BaytreeCA.org

KINGSWOOD – 48 Homes
Sandy Schoonmaker – 321 241 4002
VMKingswood@BaytreeCA.org

SADDLEWORTH – 32 Homes
Tom Dwyer – 321 213 1790
VMSaddleworth@BaytreeCA.org

TURNBERRY – 64 Homes
Arlova Allen – 321 259 9056
VMTurnberry@BaytreeCA.org

WINDSOR – 137 Homes
Tom Deppe – 321 474 7822
depptom@msn.com

Voting Members (VM) are elected by their neighborhoods to vote on issues in front of the Baytree Community Association (BCA) Board of Directors. Each home represents one vote. The Voting Members work closely with the Board on all issues. Covenants cannot be changed without a majority vote from the VM's.

Meet your new Management Company



Tina Goins



Jim Kenney

We would like to welcome Fairway Management; Tina Goins and Jim Kenney, as our new Property Management firm for the Baytree Community Association. Fairway is located on Bedford Drive just outside the front gate. We would also like to extend our appreciation to Marie Thibodeaux of Bayside Management for her past service and wish her the very best in the future.

Fairway Management
1331 Bedford Dr. Ste. 103
Tina Goins 321 480 4268

tina@fairwaymgmt.com

Jim Kenney: 321 777 7575

jimkenney@fairwaymgmt.com

Questions and Answers about the job of our Property Manager

Q. What is the primary role of the Property Manager?

A. To manage the operations of the Baytree Community Association. This includes all financial transactions, facilitate all Board meetings, interact with the residents to assure consistent document requests and follow-up and assure through visual

inspection that all homes abide by the Covenants governing property aesthetics. The PM enforces the restrictions and binding regulations by written notice to homeowners in violation and administering any legal enforcement or defense of the regulations which may be initiated by the Association through its Board. The PM ensures the Association's compliance with legal and statutory requirements, including the Corporate Annual Filing with the State of Florida and required permits and licenses and posting of notices in the required form.

Q. Who does the PM report to?

A. The Board of Directors

Q. What are the requirements to be a Property Manager?

A. Fairway Management was incorporated in 1999 and operates two offices with 25 employees. They have over 65 Associations currently under management including The Viera Company to manage the master associations and homeowners associations currently under development in Viera. Fairway manages Deer Lakes with 280 homes, Sonoma with 384 homes and Crane Creek with 336 homes. They have over 40 other Homeowners Associations with similar needs as Baytree. In addition, they have full Website services. Both Jim Kenney and Tina Goins are Certified Property Managers.

Q. How is the Property Manager paid?

A. They are compensated from the Association Dues paid by the homeowners.

Q. Can I call them with questions or concerns?

A. Absolutely.

Q. How often do they drive through the neighborhoods assessing compliance?

A. Twice monthly.

Q. What are the guidelines they use to determine whether my drive, sidewalk or roof needs cleaning?

A. If the appearance does not conform to the Baytree Covenants.

Q. Where can I find the Covenants governing my property appearance?

A. <http://baytreeca.org/Documents/TARC.php>

TRASH/CURB COLLECTION

There is an ongoing problem with residents not understanding or abiding to the rules of curb trash collection. Yard waste must meet the following guidelines: Branches, Limbs and trunks can be no longer than 4 feet in length, less than 50 pounds in weight and must be stacked uniformly within 5 feet of your curb. Loose materials such as pine needles, leaves and small twigs must be containerized in reusable garbage cans. Set your yard waste out at your curb by 6:00 a.m.

For questions Call: 321 723 4455

More Info:

<http://www.brevardcounty.us/SolidWaste/YardWasteMulching>



BAYTREE CLUBS

BAYTREE LADIES LUNCH GROUP

The Baytree Ladies Lunch Group meets for lunch at one of Brevard's great restaurants on the second Monday of each month.

MAJ JONG CLUB

The club is full at this time however if you would like to be on a substitute list please call Jeanne Eksten at 321 253 8215.

BIBLE STUDY

The club will be starting a new book in the second week of January. If you are interested in joining please call Ginny List 321 751 0196.

BOOK CLUB

The Baytree Book Club consists of 20 women who meet the last Monday of each month in a member's home. If you are interested please contact Karen Savage 321 848 2211.

BAYTREE BUNKO

The Bunko Clubs meets the third Thursday of each month at one of the members' homes. Please call Karen Savage for more information 848 2211.

CAMERA CLUB

If you are interested in belonging to the club please call Judith Vaughn 321 242 3263.



*Interested in being a Board Member?
Two positions will be open for this year.
Contact Dave Taylor; Nominating Chair*

BCAVice-President@BaytreeCA.org



BCA vs. CDD We Just don't get it!

We know, it's confusing. 🤔

The CDD (Community Development District)

Baytree has two separate Board of Directors. The Baytree Community Development District (CDD) is a local, special purpose government entity authorized by Chapter 190 of the Florida Statutes as amended, and created by ordinance of Brevard County as an alternative method of planning, acquiring, operating and maintaining community-wide improvements in planned communities. A CDD provides the "solution" to Florida's need to provide valuable community infrastructure generated by growth, ultimately without overburdening other governments and their taxpaying residents. Community Development Districts represent a major advancement in Florida's effort to manage its growth effectively and efficiently. This allows a developer to establish higher construction standards, meanwhile providing a long-term solution to the operation and maintenance of the community's facilities. The President of the CDD is Nancy O'Hare.

The BCA (Baytree Community Association)

BCA Board Members are elected for a two year term with elections every year alternating terms between the directors. This volunteer group is responsible for administering the rules and regulations established in the Declaration of Covenants, Conditions and Restrictions for the Baytree Golf and Country Club Community and through its Board of Directors, the rules set forth by the Baytree Architectural Review Committee. The Association administers the neighborhood maintenance contract for the Turnberry neighborhood and collects assessments from Turnberry residents only to fund this work. The Association is also responsible for keeping a record of owners and neighborhoods within the Baytree

Community. The President of the BCA is Wayne Wilkerson.

AN EASY WAY TO TELL THE DIFFERENCE

If you take the homes and lots out of the neighborhood, the CDD is responsible for everything left.

If you leave the homes and lots and take everything else out of the neighborhood, the BCA is responsible for the homes and lots.

The CDD is responsible for the Infrastructure.

The BCA is responsible for the homes and lots.

Meet your new Baytree Golf Club Manager



Cory Nicolan

We welcome Cory Nicolan as the new Baytree National Golf Links General Manager. Feel free to visit or call Cory to learn more about the memberships and facilities.

321 259 9060

GM4653@BaytreeNational.com



"Baytree is a dog friendly neighborhood but residents and guests are reminded to pick-up after their pets and, per county regulations, to keep them on leashes."