



Baytree Newsletter



March, 2017

BAYTREE COMMUNITY AND BAYTREE NATIONAL GOLF LINKS

IN THIS ISSUE: UPDATES AND REMINDERS

PRESIDENT'S MESSAGE

Wayne Wilkerson

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.

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 will be able to assist you in becoming acquainted with your new community. Please feel free to contact them with your questions.

Your BCA board and its committees have been busy with several initiatives.

Our **Social Committee** chaired by Martha Scholtz, put on our first ever "outdoor drive-in movie". Families from all over Baytree drove their golf carts or walked in with their lawn chairs

to the 10th hole to see "Home Alone". The movie "let out" early as rain approached, making things a little wet. However, from all accounts, the event was successful. Thanks go out to Martha and her committee for making this possible. Hope to see you there next year.

The BCA has been working with the CDD and Mel Mills to share resources and erect a covered pavilion located by the playground equipment, pool, bocce ball court, and tennis courts. Subject to final plans being approved by both boards, the construction will begin this summer. The pavilion will provide Baytree residents and their families a much-needed place to picnic, rest or just hang out. The Pavilion Committee is currently considering designs. We are proud to be able to add this building to the list of amenities that Baytree offers its residents.

Mel Mills also reported to the BCA that benches have been ordered and will be placed on Baytree Drive. These will add to both the beauty and warmth of the community as well as the functionality of being able to rest

while walking your pet or taking a relaxing pause to admire the beauty of the beautiful Baytree landscaping.

Reminders:

The Baytree Golf Course is private. Although it is a friendly place with nice people, our residents are reminded that riding bicycles or golf carts on the course is not permitted. The golfers, not the management, have complained and at least in one instance, the interchange become confrontational. Please follow the rules.

Overnight 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.

A new attorney has been hired for the association. He is Robert Manning from Pastore and Dailey. We welcome Bob to the BCA board.

The board receives many calls and emails concerning various things that are already posted on our Website. Please get used to checking there for

any and all updates.
www.baytreeca.org.

Thank you for your efforts in keeping Baytree beautiful! Continue to enjoy this excellent weather and come to the BCA board meetings when possible. We would love to hear from you. And oh yes, the meeting dates are on the website and posted at the front and back gates 48 hours in advance of the meetings.

CDD REPORT:

Mel Mills, Supervisor

Your CDD continues to work hard to keep your community not only looking good, but also safe. Some of the tasks that are either being completed or scheduled to be completed are as follows:

Park benches (3) located strategically on Baytree Drive

All sidewalks in the common area within Baytree power washed

Up lights on the three Majewel palms at the front entrance

All streets in Kingswood neighborhood resurfaced (early summer)

New landscape design for front entrance by the monument.

Sidewalk replacements lifted by oak tree roots.

Lake bank restoration on Lake 20 (Andover and Belford)

Pavilion with picnic tables in partnership with the BCA located by the pool and tennis courts

Landscape on Kingswood Drive with up lights on 6 Sylvester palms

Transponders installed on new resident vehicles

Uplights on entrance trees replaced with LED

With the aging of our community, over 25 years old, it is pertinent that we budget wisely and conservatively to maintain our

community at a level that is competitive with the surrounding communities. Even though we may not deal with each and every resident's concerns, it is our obligation as a CDD to make decisions that are for the betterment of all residents.

The CDD would like to thank all residents for their suggestions and support in helping to keep Baytree a premier community.

ARC CORNER

Sandra Schoonmaker, ARC Director

The Architectural Review Committee processed over 70 applications this past year. Approval for new doors, windows, driveways, roofs, satellite dishes...the list is very long!

Thank you to the residents who have complied with the Guidelines and submitted the proper applications.

House painting was the number one application request. While a few have opted to use one of the exciting new colors from the Color Book and others have opted for custom colors that require displaying the color on the house exterior, the majority of the homeowners decided to repaint the existing color.

To clarify some confusion, the BCA Board has approved an addition to the Architectural Guidelines that states:

Homes that will be repainted the existing colors are required to submit a paint approval request from to the ARC with no fee. The information is for the ARC records.

Fairway Management and most VM's have copies of the Color Book. The location of the books is posted on the website:
www.baytreeca.org.

Also, please note that painting the front door is considered exterior painting and a change in color requires ARC approval.

Over the past year there have been numerous requests for the removal of trees. Any dead tree, especially a Queen Palm, needs to be removed immediately and no ARC approval is required. All other tree removals do require approval and all replacements must be approved and planted within 30 days.

Hardwood trees are protected by Brevard County Ordinance (CH.62, ART. XIII, Div.2- Landscaping, land clearing and tree protection, amended January 2010) which has extensive regulations regarding hardwood trees and the resultant canopy on each residential lot. While the ARC may grant permission for tree removal, the homeowner is responsible for adhering to the County Ordinances. A guideline for the number of trees per lot size is currently found in the Architectural Guidelines, found on the BCA website. Hardwood trees planted between the street and the sidewalk belong to the CDD and may not be included in this count. Also, note that there is no longer a county approved formula that two palm trees are equal to one hardwood tree and county regulations supersede the ARC guidelines.

Based upon the lot size, if any tree removal will result in the incorrect number and types of trees, the homeowner must state on the ARC application which Florida friendly tree will be planted in its stead. The Architectural Guidelines Appendix contains a list of acceptable trees. The homeowner may choose the appropriate size and type of tree in accordance with the list.

Before having any exterior work done on a home, remember to consult the ARC guidelines that lists those that require ARC approval. The fact that the proposed change may be similar to one seen elsewhere in the

community does not always indicate that it is an ARC approved addition. All new exterior changes that require ARC approval must be reviewed. Unapproved, unacceptable alterations will be removed at the homeowner's expense.

The goal of the ARC mirrors the goal of the residents: to maintain Baytree's status as a premier community with highest standard of excellence that provides safe, comfortable home for its families. The ARC appreciates the cooperation and support of the residents.

Reminders:

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.

For removal of bulky household items, tires, electronic waste and CFL bulbs, the homeowner must personally arrange 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:

Eastern Standard Time:
Odd Numbers: Saturday
Even Numbers: Sunday

Daylight Savings Time:
Odd Numbers: Wednesday & Saturday
Even Numbers: Thursday & Sunday

THE VOTING MEMBERS

ARUNDEL – 30 Homes-color book
John Geiger-321-242-1627
VMArundel@BaytreeCA.org

BALMORAL/SOUTHPOINT – 64 Homes – color book
Jerry Darby- 321-775-3515
VMBalmoral@BaytreeCA.org

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

HAMLET – 49 Homes-color book
Rick Brown
VMHamlet@BaytreeCA.org

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

SADDLEWORTH – 32 Homes- (color book- AVM-Joy Morgan)
Tom Dwyer-321-213-1790
VMSaddleworth@BaytreeCA.org

TURNBERRY – 64 Homes
Carol Fox- 321-241-4124
VMTurnberry@BaytreeCA.org

WINDSOR – 137 Homes-color book
Tom Deppe – 321 474 7822
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 on a leash when off your property and ALWAYS clean up any waste left behind on any area of Baytree, including your own yard.

CDD Tree Removal:

This past year, the CDD removed numerous oak trees from the swale between the street and the sidewalk. 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 allowed upon 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.

Water Aerobics

Come on in, the water is warm! Residents are invited to join water aerobics classes held each Monday, Wednesday and Friday in the heated community pool on National Drive. Classes begin at 10:30am with the cost per class a nominal \$5. 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 and attendance is based upon the individual's ability to attend on any given day. Entrance to the pool is with a card accessible keypad. The card can be obtained from the CDD through Jason Showe at www.baytreecdd.org. New students are welcome to attend while awaiting the arrival of their personal key card.

BAYTREE LADIES LUNCHEON GROUP

The Baytree Ladies Luncheon Group is open to all Baytree residents and their guests. The group meets on the second Monday of each month at a predetermined location. Maria Hernandez coordinates the event and takes reservations each month. Any resident who wishes to be included on the mailing list or wishes to attend may contact Maria at: mghernandez1@bellsouth.net.

Remaining 2017 Schedule:

April 10- Outback

May 8- Green Turtle

June 12- Carrabba's

July 10- Bean Sprout

August 14- Meg O'Malley's

September 11- Squid Lips

**October 9- Tely's Chinese
Restaurant**

**November 13- Divots Grill: Viera
East Golf Club**

December 11- Café Margeaux

Please note: Changes may occur

News From the Neighborhoods

Turnberry News:

Turnberry Neighborhood has an organization that varies from other neighborhoods in Baytree. While the homeowners fall under the jurisdiction of both CDD and BCA, they also have a Homeowners' association, which, among other things, hires a landscaping firm to do community-wide lawn maintenance.

On February 25, 2017, Turnberry residents convened for their Annual Meeting when they selected a new Board of Directors. The new President is Carol Fox who will also serve as the neighborhood's voting member (VM) to the Baytree Board of Directors. The Vice President and Alternate Voting Member (AVM) is Barbara Fradkin. Both are listed on the Baytree website for those who wish to contact them.

Other positions are:

Treasurer- Susan McKellar,
Secretary- Nancy Greene.

Special thanks to past officers: Arlova Allen, Sue Kirwan and Nancy O'Hare who have served the neighborhood for many years.

Chatsworth News:

Save the Date! The Annual Chatsworth Open House Party will be on Sunday, April 2nd, 6:00 - 9:00 PM. A flyer will follow in March. All new residents are invited!

The VM and AVM maintain a confidential email list for the purpose of keeping the Chatsworth residents informed regarding BCA and CDD meetings activities. Communications are sent via Blind Copy, maintaining confidentiality. We urge residents to provide their email address to Al Feucht (VM) at: alfeucht@aol.com.

Finally, it has been two years that Al Feucht and Les Titus have performed as VM and AVM. We need to schedule a neighborhood meeting to elect a new VM and AVM. Those who have interest should contact Al Feucht. A date for the neighborhood meeting will be announced in March.

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**

Vendors and contractors may send the required paperwork to Fairway Management via **FAX: 321-777-4646**

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**