



BAYTREE COMMUNITY AND BAYTREE NATIONAL GOLF LINKS



IN THIS ISSUE: HAPPY HOLIDAYS!!



**PRESIDENT’S MESSAGE**

Wayne Wilkerson

**Storm Cleanup:**

On behalf of your board and all of the residents who live around you, thank you for the great job in cleaning up the debris after the storm and getting it to the curb. I noticed riding around Baytree that clean up began immediately after the storm and a large majority was completed within the next day or so. Job well done.

**Violations:**

Many of you have received violation letters from our management company. Most are due to dirty sidewalks. In some cases, residents disagree with the violation and elect to appeal it. Board member, Phil Ruhlman, explains the process, along with some “common sense” in doing that.

Overall, we have a beautiful neighborhood and we have experienced above average increases to our home values over the past few years. We are proud of the process we have in place to reinforce that and we will make every effort to remain as one of the premiere neighborhoods in Brevard County.

**Baytree Community Development District Board of Supervisors**

The CDD at its October 2016 meeting took the following actions:

1. Approved the purchase and installation of a lighted sign at

the rear gate similar to the one at the front gate for notices of meetings and other community notices.

2. Approved an increased expenditure of \$55,000 for the Kingswood Landscape Plan as submitted by the CDD’s landscape architect and which the Kingswood residents accepted. Subsequent to the meeting, an appeal filed by the CDD to the interpretation of County Ordinance by the County Natural Resources Dept. was heard on November 1, 2016, which appeal was denied by the County Commission on a 5-0 vote.

3. There are two (2) open seats on the CDD Board (#1 and #2) for which applications must be submitted before November 30, 2016. This should include: a statement of background and any other pertinent information by the applicant. The applications will be reviewed, applicants interviewed, and appointments made at the December 7, 2016 meeting.

Should you have any additional questions, or need any additional information, please contact the appropriate Board Supervisor (contact information is located on the Baytree CDD website), or the District Manager at 407-841-5524 X105. The Board looks forward to serving you and working to better our community.

## ARC CORNER

Sandy Schoonmaker, ARC Manager



### Update from Richard Mather, ARC Board Director

The BCA Board of Directors recently approved updates to our governing documents regarding our compliance process to align them with Florida statutes; the information, which follows, is intended to give homeowners a snapshot of that process.

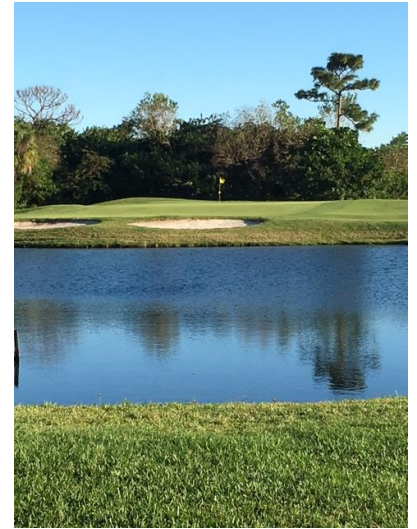
Fairway Management, under the contract and direction of the BOD, inspects the entire Baytree community monthly to ensure properties are maintained in accordance with our governing directives. When a property condition is found to be non-compliant, the homeowner is sent a letter. The First Notice to Correct advises of the condition(s), which needs to be corrected. The homeowner has 20 days to correct the condition. After the 20 days, Fairway Management will re-inspect. If the non-compliant condition(s) has not been corrected, the homeowner is issued a second letter. The Final Notice To Correct advises the continued non-compliance is being

forwarded to the BOD to determine whether a fine should be issued and in what amount. The letter explains the maximum fine allowed by Florida law and gives the homeowner 14 days to bring the property into compliance. Thereafter, the BOD meets to deliberate fines at a meeting called by the BOD President, after which homeowners will be sent a registered letter, Notification of Fine. This letter explains the amount of the fine levied by the BOD for each non-compliant condition and advises that the homeowner has 14 days to request a Due Process Hearing in writing to Fairway Management. There are two possible results:

1. After 14 days, and the absence of a written letter of request of a hearing, the fine is due and payable.
2. If a written letter of request for a hearing is received by Fairway Management within the 14 days, the Due Process Committee (DPC) will convene a hearing during which they will listen to the homeowner's explanation and/or objection. After the hearing and dismissal of the homeowner, the DPC will deliberate whether to agree or disagree with the BOD fine and will advise the homeowner of the results in writing. If the DPC agrees with the BOD's fine, that fine is due and payable.

Baytree homeowners are encouraged to communicate with Fairway Management, preferably by e-mail, letter, or in person to discuss any aspect of their non-compliance, to clarify any correspondence they may have received regarding non-compliance, and to provide confirmation of corrective actions being taken. Homeowners are always welcome to submit specific suggestions for changes to our governing documents via their Voting Member or directly to the BOD if they believe specific items

in our documents should be changed. Any recommendations will be evaluated and deliberated by the BOD.



The following list includes the most persistent problem.

- Garbage cans not removed from the curb after collection
- Garbage cans stored in areas visible from the road
- Cars parked overnight on the street, specifically between the hours of 2AM- 7AM
- Cars blocking the sidewalks
- Recreation vehicles parked at Baytree residences and on streets (allowable only for the duration of time required to prepare for travel)
- Sidewalks, driveways, houses and roof with mold that require power washing
- Landscaping that requires weeding, dead plant removal, new plantings, mulch updating, palm tree trimming, and lawn improvements
- Trees and shrubs on private property that overgrow the sidewalks impeding walkers

Working in conjunction with Fairway Management, the ARC is reminding the homeowners of these issues to avoid the necessity

of sending letters for each infraction.

## ARC DOCUMENTS

The BCA has three governing documents that are listed on the Baytree website:

[www.baytreeca.org](http://www.baytreeca.org). It is the homeowners' responsibility to adhere to the requirements listed therein.

To access the documents, enter the website and go to "DOCUMENTS" on the menu board. Scroll down to "GOVERNING DOCUMENTS" and open #4. The **Architectural Design and Development Guidelines** (sometimes referred to as B-Parcs) is one of the sources of information for the homeowners. While familiarity with the entire document is important, the following will assist in accessing information regarding the ARC's requirements.

- For information regarding the home improvements needing ARC approval, refer to the list found on Page 7 under item G.
- For detailed information regarding the requirements for each of these improvements, refer to "Homeowner Requirements", pages 13-17.

The Table of Contents is useful for finding other items of concern. For further assistance, contact the ARC manager at [arcmgr@baytreeca.org](mailto:arcmgr@baytreeca.org).



## ALL VOTING MEMBERS

### ARUNDEL – 30 Homes-color book

Sara Kodsi - 321 432 3110  
[VMArundel@BaytreeCA.org](mailto:VMArundel@BaytreeCA.org)

### BALMORAL/SOUTHPOINT – 64 Homes

Ernie Gault – 321 777 7541  
[egault@cfl.rr.com](mailto:egault@cfl.rr.com)

### CHATSWORTH – 37 Homes-color book

Al Feucht – 321 795 2455  
[VMChatsworth@BaytreeCA.org](mailto:VMChatsworth@BaytreeCA.org)

### HAMLET – 49 Homes-color book

Rick Brown  
[VMHamlet@BaytreeCA.org](mailto:VMHamlet@BaytreeCA.org)

### KINGSWOOD – 48 Homes- color book

Sandy Schoonmaker – 321 241 4002  
[VMKingswood@BaytreeCA.org](mailto:VMKingswood@BaytreeCA.org)

### SADDLEWORTH – 32 Homes-color book

Joy Morgan  
[VMSaddleworth@BaytreeCA.org](mailto:VMSaddleworth@BaytreeCA.org)

### TURNBERRY – 64 Homes

Arlova Allen – 321 259 9056  
[VMTurnberry@BaytreeCA.org](mailto:VMTurnberry@BaytreeCA.org)

### WINDSOR – 137 Homes-color book

Tom Deppe – 321 474 7822  
[deppetom@msn.com](mailto:deppetom@msn.com)

Voting members (VM) are elected by their neighborhoods to vote on issues in front of 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.

## TRASH/CURB COLLECTION

### Just a reminder:

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>



Numerous copies of the Color Book are now available. As always, a copy is at the Fairway Management Company and available during their Monday to Friday hours. In addition, several voting members and alternate voting members have agreed to distribute copies. These books are available in the evening and weekends. Residents are not obligated to get the book from their local neighborhood; contacting any on the list is acceptable. The only request is to please return the book to the person from whom you received it.

Pre-approved colors do require filling an application but do not require the fee.



## PLEASE REMEMBER

REMINDE YOUR LANDSCAPERS THAT BLOWING GRASS INTO THE STREET IS NOT LEGAL. We need to be careful not to pile debris near the storm drains. When we have a heavy rain and the storm drain is blocked it could lead to bigger issues and problems.



## 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. Contact Maria Hernandez at 321 751 0014.

### 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.



## Water Aerobics

If you are interested in water aerobics, it is being offered at the Baytree Pool on Monday, Wednesday, and Friday from 10:30-11:30 AM. There is a \$5 fee for each class and it is open to all. Hope you join us!! A special thanks to our professional instructors who hold the one-hour class.



## Neighborhood News

## Kingswood

The fifth Annual Meeting and Block Party for the residents of Kingswood was held on October 15, 2016 at 403 Berwick Way with 28 residents attending. The official business of electing the representatives to the BCA board resulted in Voting Member Sandy Schoonmaker and Alternate Voting Member Art Breitner being elected.

The meeting was followed by a "share a dish" meal and many conversations about the Space Coast Credit Union's lack of landscaping and infamous green fence along Kingswood Way. Although, the residents concurred on the need for further action, the pending appeal to the County Commissioners ultimately resulted in a unanimous negative vote by the elected officials. Several residents are working with the CDD to created landscaping on the Baytree property abutting the fence in hopes of alleviating the unsightly conditions.

The true spirit of the community occurred after Hurricane Matthew left yards and streets covered in oak and palm tree debris. In the aftermath, residents were seen out raking the streets and helping neighbors with the cleanup. It was a stressful time but the enthusiastic support for one another was evidence of why Kingswood is a great place to call home.

## Holiday Happenings

**Please save these dates!**

**December 1, 2016- 6:30PM  
Baytree Golf Clubhouse-**

**Annual Baytree Residents  
Celebration- FREE!! And  
catered. Sponsored by Mick  
Graham and Raymond  
James. Please RSVP by  
November 28<sup>th</sup> to Natalie 321-  
610-3200**

**[natalie.odisho@raymondjames.com](mailto:natalie.odisho@raymondjames.com)**

**Please bring an unwrapped present for Toys for Tots!**



*"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."*

### **December 11, 2016- Holiday Family Drive In Movie Night**

**5:00PM- 10<sup>th</sup> hole on Baytree Golf Course. Dinner at 5:00, movie at 5:45.**

**Join your neighbors for a free screening of the classic holiday movie, Home alone!**

**Drive in with your golf cart, or walk in with a lawn chair or blanket and share the holiday season with your neighbors!**

**Burgers and hot dogs will be available, along with drinks and cocoa for a "cool" December Florida evening! And it's free!**

**RSVP to [baytreefun@yahoo.com](mailto:baytreefun@yahoo.com) with the total attending no later than December 8, 2016.**

**RSVPS ARE IMPORTANT!**

**Let's support these functions, and meet our neighbors. What better way to celebrate this Holiday Season?**

### **Baytree Sip and Shop- at the Golf Clubhouse**

**December 2, 2016- 4:00-8:00PM**

**Please come and support local business for this First Annual Baytree Sip and Shop! Businesses from our community will be there. Cash bar, door prizes. Make it a date night, Girls Night Out, start your shopping. Questions- call Vicki Pate 262-623-2198**



**Editor Note:**  
**Barbara Fradkin**

I would like to wish everyone a very Happy Holiday Season. I hope everyone will take advantage of the events coming up. We live in a great community, and having good neighbors is very important. You never know when you will need that person living next door to you. Get to know your neighbor, have impromptu parties (don't forget to invite me!) and reach out to those in need during this season and every day.

Hope to see you around the neighborhood!!