



BAYTREE COMMUNITY ASSOCIATION

Annual Meeting

The Annual Meeting for the Baytree Community Association is scheduled for Wednesday, **April 30, 2014 at 3 PM** at the Golf course Clubhouse. The Voting Member of your neighborhood will be voting for 2 owners to serve on the Board of Directors for 2-year terms. Please come and show your support for your community.

New Board Member

Please welcome our new board member Phil Ruhlman, who replaces Lou Castro's remaining term. Thank you Lou for all your time and talents these last few years! Welcome Phil.

New ARC Signs

The Board approved with the recommendation from the ARC to place BCA approval signs in the yards of those owners that give permission to do so. This not only lets the ARC, Board and Management know that a job in progress has been approved or not.

Website Administrator

The BCA also has a new Website administrator that is taking over Jim Blake's volunteer position. Please welcome Richard Schoonmaker. We would like to take this time to thank Jim for all his help and work on this project and keeping it all updated. We also encourage all owners to visit the website periodically to see what's new going on.

Did you know that you could download the ARC forms and application as well as all the Association's documents at:

www.baytreecommunity.org

Minor Revisions to No Fence Language

We need your help. History- When Baytree was under the Developer's control when the community was being built, 7 fences were approved to those owners that backed up to the Preserve area. At that time, the Developer only allowed fences when the home was not on a lake, golf course or behind another owner's home and mature landscaping was installed so it was not visible from the street. When the owner's took control from the Developer, no other fencing was allowed. This is in the Declaration and the recently updated BPARCS building standards and guidelines that was approved in 2012. Several owners have appealed to the Board to install a fence for different needs. In 2005, 2006 and 2012, your VM canvassed your neighborhood to get feedback from you on the proposed changes. The Board of Directors realizes that maybe not all owners were canvassed so we are now asking for your input on the attached survey. Please take a few minutes to fill this out and either return it to your VM, or you can email the BCA manager at: bcamanager@baytreecommunity.org, fax to 321-327-5900 or mail to: PO Box 100130 Palm Bay, FL 32910.

Social Functions

The Board of Directors is seeking volunteers to organize social functions for the community. If you are interested in helping to plan parties or other functions, please let us know.

Vandalism

Is your car locked? Baytree has experienced several car thefts due to cars being unlocked with valuable items in site. Please keep your car doors locked and also keep your garage door down at all times.

Friendly Reminders

- ◆ **Fireworks** in Baytree are **not allowed**. This is a Brevard County Law.
- ◆ **Trash** - please put your household trash in garbage cans and not plastic trash bags. Our wild critters have a field day!
- ◆ **Boats and/or Commercial Vehicles** - Are not allowed unless you park them in a closed garage.
- ◆ **Overnight Parking**- Parking in the street overnight is prohibited.
- ◆ **Blocking Sidewalks** - Please do not block the sidewalks when parking your vehicle for safety reasons.
- ◆ **Dog Owners** - If you are out walking Fido, please don't forget to pick up after them. No one likes to step in a mess and the person behind the lawn mower would appreciate it also. We do have a problem with children walking dogs and not picking up after them. Also, please ensure your dog is on a leash when outside of your home and does not trespass on other homeowners' property.
- ◆ The **speed limit** is **25 M.P.H.** within the community. Speeding Traps can result in a ticket from the Sheriff's office. Please **slow down** and be considerate of your neighbor, bus stops and children playing.
- ◆ **Tree/Brush Clippings** -Please do not block storm drains when placing trash curbside.

Property Inspections

Management does inspections of homes every other month. We base our reports on the condition of your home, roof, driveway, sidewalks and landscaping details. Our job is not to offend you if you receive a letter. We are only protecting the property values in Baytree and want your home/property to always look it's best.

Some of the areas that we look for are: cleaning of roofs, driveways and sidewalks, painting of homes, rust stains on homes/sidewalks, condition of yards-weeds, trimming, etc., Electrical boxes,

gas meters, solar pipes, any type of piping/electrical on your home must be the same color of your home. A/C units and/or pool equipment must be screened in with mature shrubs so you are not able to see it from the street. We also need to note that shrubs need to be trimmed to less than 5 feet in height.

Tree/Brush Clippings

Baytree's policy is that tree/brush clippings cannot be placed curbside until Sunday, for **Tuesday's** new pick up day. **Please make sure your Landscaping Company removes your clippings in between these times so it doesn't stay on the streets.**

For Sale or For Rent Signs

If you have your property listed for sale or rent, please make sure your Real Estate Agent uses the correct sign in Baytree. Only a Professional white or cream background standard sign with dark green lettering is permitted. No Suntree, open house or hand-made signs are permitted.

BCA ARC Corner

The ARC meets the 1st and 3rd Thursdays of every month at the golf clubhouse. Notices are posted at the security gate with times. **Requests must be made in writing to the ARC if you plan to alter, modify or improve to your home. Such request includes items for landscaping, painting, pools, etc. Absolutely NO Arbors** are allowed. Please submit your request to: Attention Susan Bell, ARC Manager. You can drop them off to the guardhouse. Please feel free to download your application at our website: baytreecommunity.org

Oak Trees- Several owners have been cutting down oak trees due to disease, which must be approved by the ARC **prior to** cutting them down. The County has very strict guidelines on these trees as well as our documents. Those trees cut down must be replaced with the same size and type of tree unless previously approved by the BCA BOD.