



Baytree Bulletin

www.baytreecommunity.org

VOLUME 8, NUMBER 2, NOVEMBER 2010

PRESIDENT'S MESSAGE

By Tony Studds, BCA President



Dear BCA Members,

Your Board of Directors is dedicated to enforcing the Baytree Community-wide Standards and to taking such actions available to it to ensure the enhancement of our collective property values. In this regard, let me update you on two areas of the Board's focus.

The first concerns the enforcement of the BCA Deed Restrictions, which is a continual process that operates below the awareness level of most Owners. We all frequently note infractions in the Community, and wonder why no corrective action seems to occur. Some violations certainly do escape our attention, but let me assure you that our program is both active and effective. We make every effort to ensure a continual and uniformly fair enforcement. Periodic inspections are conducted by the BCA Manager and by the

ARC Manager. Additionally, we investigate every individual complaint brought to our attention. You might be surprised to learn that we issue approximately 400 Warning Letters yearly. Since the election of the current Board of Directors this past April, 225 letters have been issued. In 15% of those cases, a second letter was required before corrective action was taken. To date, we have one case pending a Due Process Committee Hearing, before a stiff fine may be levied.

The second concerns the foreclosed properties in Baytree, of which there are nine. This is a complex problem, and we have consulted with the BCA Attorney to ensure that we may initiate to the fullest extent legally possible. Each foreclosed property presents unique considerations. Once a property appears abandoned, the process begins with the very difficult task of determining property ownership. Once accomplished by Marie Thibodeaux, BCA Manager, we then establish a point of contact from which to maintain current information about the status of the property. Some mortgagee's are more responsive than others, and they will maintain the property until sold to new ownership. In those cases where the mortgagee will not maintain, the Board of Directors has authorized sufficient funds for basic landscaping service. Because of the lack of water on such property, lawn service is generally limited to grass cutting, even though some properties are in dire need of fertilizer and treatment for infestations. Of course, when a foreclosed property is eventually sold, the new owner assumes sole responsibility to restore

that property to full compliance with BCA Standards. Eventually, we shall seek reimbursement from the respective mortgagee for the yard maintenance we must perform in order to minimize the negative impact such deteriorating condition has on our collective property values.

Sincerely yours,
Tony Studds
BCA President

KEEPING OUR NEIGHBORHOOD BEAUTIFUL

By Brent Mitchell, ARC Chairman

The cooler weather has arrived and it's a great time to get some outside projects completed. The rough winter last year took a toll on the landscaping in the community. Some of the damaged plants have recovered but others have not, so now is a great time to replace those plants and spruce up the landscaping. Replacement of damaged plants per a previously approved
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landscaping plan does not require any ARC actions or approval. If the landscaping is to be modified, please submit a plan, approval form and any required deposits to the ARC. The ARC meets on the first and third Thursday each month so please plan ahead and submit the forms early.

The Board of Directors has recently approved an update to the ARC fee schedule. The update eliminates all fees associated with ARC approval requests. Refundable deposits are still required for larger projects, but the deposit will be returned following completion of the work and a final inspection by the ARC. The new schedule is available on the BCA website along with the ARC approval form. Please remember that almost any project that modifies the home's exterior appearance will require ARC approval. The ARC is here to help keep the neighborhood looking its best and will review projects for compliance with the Declarations and Standards. Baytree Declarations and Standards are also available on the website.

As part of BCA's contract with Bayside Management, neighborhood surveys are conducted and letters are issued for items that do not meet community standards.

Over the last several years the hurricanes and freezes have taken a toll on neighborhood plantings including larger trees. To supplement the surveys conducted by Bayside Management and ensure compliance with the Declarations and Standards, the ARC is planning on conducting a review of the exterior of all households in the community. The ARC will focus on Declaration and Standards requirements, including minimum numbers of shade trees required for the neighborhood. The reviews will begin in November and may take several months to complete. Residents will be contacted if there are items that need to be addressed. The ARC will work with homeowners to resolve any issues as we all do our part to keep Baytree looking its best.

BAYTREE BCA WEBSITE



Baytree Community Website:

www.baytreecommunity.org

Note:

The CDD also has a website. Please visit:

<http://www.baytreecdd.org>

BAYTREE CDD

By John Finafrock, CDD Chairman

The CDD Supervisors and Staff have been busy during the past year maintaining the Baytree Community in an exceptional manner while staying ahead of the normal aging process of our infrastructure. A summary of our significant accomplishments follows:

- We hired a new Security Firm with the objective of following procedures that ensure the best possible security for those folks wishing to access Baytree.
- We resurfaced Baytree Drive from Bradwick Way thru the rear gate.
- Check out our landscaping in the Common Areas and see the improvements.
- We repaired the recreational area parking lot near the tennis courts, playground, & community swimming pool.
- The CDD Board adopted a concept for future street repair to resurface stressed streets on a tri-annual basis (every third year). This will permit more linear feet repaired for every dollar by reducing equipment deployment costs.
- We continued a program to clean the Miami Curbs, and Common Area sidewalks annually.
- We repaired numerous sidewalks and Miami Curbs that were damaged to ensure the safety of our resident walkers.

- We conducted our Annual Hurricane Preparedness Plan by cleaning all Baytree storm water drains prior to the Tropical Storm Season.
- We have completed plans for a Street Light Improvement Program for Baytree Drive from Wickham Road thru the rear gate.

Check our Community Directory for any telephone numbers that you need or call the District Managers Office at 877-855-5251.

BCA-BUDGET MEETING NOTICE

Notice is hereby given that the budget meeting of the BCA will be held on Friday, December 10, 2010 at 5 pm at the golf clubhouse. A reminder notice will be posted at the front entrance 15 days prior to this meeting. Invoices will be mailed in December for your annual fee that's due on January 1, 2011.

All regular Board meetings are posted at the guardhouse at least 48 hours prior to any meeting. All owners are invited and encouraged to attend.

NEIGHBORHOOD VOTING MEMBER (VM) CHANGES

Please update your owner directory to reflect the following VM changes in your neighborhood:

Balmoral - Joe Malinak replaces Karen Mitchell as the VM and Mickey Hill replaces Louisa Harley as the Alternate (AVM).

Chatsworth - Al Feucht replaces Walt Kilian as the VM and Lyn Titus takes over Al's place as the AVM.

Kingswood - George Rusnak is the AVM.

Windsor- Jeanne Sandford replaces Dolly Matadial as the VM and Maggie Sherbin replaces Norm Fennelly as the AVM.

Arundel, Hamlet and Saddleworth are still looking for an AVM. Please volunteer!

We wish to thank all outgoing VMS for your many years of service and welcome all new VMS and AVM.

BCA ARC CORNER - NEW DEPOSITS FOR APPLICATIONS-ARTICLE

by Brent Mitchell

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 FENCES or Arbors** are allowed without the express written permission of the ARC. 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: baytree-community.org

ARC COMMITTEE MEMBERS

Brent Mitchell - Chairman 751-9811
Susan Bell – Manager 255-9838
Tony Fugaro 253-4613
Barry Halpern 259-7573
Nancy Green 254-7908

ADVERTISING SIGNS

When you have work completed by your contractor- they are not to leave their signs in your lawn for advertising purposes.

TREE/BRUSH CLIPPINGS

By Marie Thibodeaux

Many owners are leaving their tree/brush clippings on the street several days before they are picked up. Please make sure your Landscaping Company removes their clippings. Our policy is that it cannot be placed curbside until Sunday, for Monday's pick up.

IS YOUR CAR LOCKED?

Baytree has experienced several car thefts due to cars being unlocked with valuable items in sight.

MANAGER'S CORNER - FRIENDLY REMINDERS

By Marie Thibodeaux

Rental/Leasing Requirements – If you rent your home, please provide a copy of the lease to Management for our records. All leases should be for 12 months. There are no short-term rentals allowed in Baytree. Please refer to page 34, section 13.17.2 in the Declaration for more details.

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 streets 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.

Invisible Fences - It's been brought to our attention that several owners have installed invisible fences for their animals. Please be advised that this is not allowed in Baytree. The County does not sanction these fences and pets still have to be leashed when outside your home. We have had instances in the past where aggressive dogs have charged at other owners and these dogs have passed through the invisible fence. There have also been known instances where a mild manner dog that has been "enclosed" by this invisible fence" has been charged by an aggressive dog out on it's walk that has charged at the mild manner dog who can't get away since it's trapped by the fence. We hope that this will give you some insight as to why Baytree nor the County endorses these invisible fences, because they do not work.

The speed limit is 25 M.P.H. within the community. Please slow down and be considerate of your neighbor.

Tree/Brush Clippings –Please do not block storm drains when placing trash curbside.

Sprinkler-Irrigation System

Did you know that you can only water your lawn once a week? The County has been enforcing these rules and can fine owners that are watering more than once a week.

Hurricane Season –Storm Shutter Policy

Hurricane season is almost over. There were a few owners that installed the metal shutters while on vacation. Just a reminder that all metal shutters **MUST** be painted the color of your home. Permanent shutters **MUST** have approval before installation. Please refer to the Covenants for an in-depth review on the shutter policy.

Garage and Estate Sales - are not allowed in Baytree

BCA BOARD OF DIRECTORS

President: Tony Studds - 757-9911
bcapresident@baytreecommunity.org
Vice President: David Taylor - 259-4452
bcavicepresident@baytreecommunity.org
Secretary: Brent Mitchell- 751-9811
bcasecretary@baytreecommunity.org
Treasurer: Dan Kaminski - 255-2886
bcatreasurer@baytreecommunity.org
Director: Ken Mitchell - 259-0655
bcadirector@baytreecommunity.org

BCA STANDING COMMITTEES

ARC - Brent Mitchell 751-9811
bjmitchell@earthlink.net
Budget – Dan Kaminski 255-2886
dkaminski1@cfl.rr.com
By-Laws – Tony Studds 757-9911
tstudds@cfl.rr.com
Community Relations – David Taylor 259-4452
dtaylor193@cfl.rr.com
Professional Review - David Taylor 259-4452

dtaylor193@cfl.rr.com

Due Process –

Virginia List, Chair 751-0196

geneandginny@Listfamily.org

Nominating – Dan Kaminski 255-2886

dkaminski1@cfl.rr.com

Newsletter - Maria Hernandez,

Editor 751-0014

mghernandez1@bellsouth.net

Website -

Jim Blake 259-3426

webadmin@baytreecommunity.org

Due Process Committee Members

Chairman - Virginia List, 751-0196

geneandginny@Listfamily.org

Members -

Norm Fennelly 259-6959

normarily@aol.com

Al Rinehart 757-7670

rinehart@cfl.rr.com

Jack Kane (alternate) 255-5363

baytreejack@aol.com

COMMUNITY RELATIONS

By Chairman Brent Mitchell

We are looking for creative ideas for Baytree residents to socialize and get to know each other better. You can make suggestions, offer to lead an activity or just get involved by joining in the fun. It's always good to meet our Neighbors with similar interests. Both Adults and Kids benefit with social activities, an athletic interest or intellectual stimulation. We want to reach out to our Residents.

We're already working on some Charity ideas for the holidays. Currently have activities including: Baytree Ladies Luncheon, Book Clubs, Bible Study, and Tennis Lessons for kids and adults, plus, Adult Mixed Doubles Tennis on Wednesday nights.

If I can get a few Volunteers, (Parents w/ kids or Grandparents) I'd like to have a Kids activity during the holidays and a golf tournament would be fun with the cooler weather coming, too. Send me an email if you can help put one of these Events together.

In addition, we have Jim Blake doing an outstanding job of managing our website to keep Baytree Residents

informed. There will be many new listings coming soon so, be sure to check it out at www.baytreecommunity.org. We are also excited to post your pictures of Baytree Events and written updates too. Current Events include the following:

Book Club – If you are interested in joining the Book Club please contact Karen Savage

savagek@bellsouth.net

to join and receive their schedule dates

Mah Jongg – Contact Jeanne Eksten 253-8215 if you would like to be placed on a Substitute list. Mon-Tue-Wed are closed but groups of 4 are always welcome. Jeanne teaches Mah Jongg on Mon. 9:30 am by appointment only.

Bible Study Club – If you are interested in joining the Bible Study Club please contact Ginny List at 751-0196 or by email at

geneandginny@listfamily.org

to join and receive the schedule of their meetings.

Baytree Ladies Lunch Group

The second Monday of every month at 12 noon, the Baytree Ladies meet for lunch at various restaurants.

Reservations are required. To make a reservation, for more information, or to be placed on the email list, please contact: Maria Hernandez:

mghernandez1@bellsouth.net

Home: 321 751-0014, Cell: 321 427-

0025, or, Joanne Waltman:

gwaltman@vcfl.rr.com

Home: 321 259-7590.

BAYTREE BCA VOTING MEMBERS

Arundel Ray Knight 751-9360

8252 Old Tramway Drive

rknight@ch2m.com

Alternate To be determined (TBD)

Balmoral Joe Malinak 757-3912

1123 Balmoral Way

jmalinak@cfl.rr.com

Alternate Mickey Hill 751-3589

1103 Balmoral Way

louisah@bellsouth.net

Chatsworth Al Feucht 242-0499

905 Chatsworth Drive

AlFeucht@aol.com

Alternate Lyn Titus 622-4785

835 Chatsworth Drive

LynnEP@cfl.rr.com

Hamlet Parker Stafford 751-8653

8062 Old Tramway Drive

staffps@bellsouth.net

Alternate TBD

Kingswood Bob McPeak 806-0442

8029 Kingswood Way

bob@mcpeakonline.com

Alternate George Rusnak 752-0440

8030 Kingswood Way

Saddleworth Chuck Westrip 775-

4200 7980 Kessington Ct.

ewestrip@cfl.rr.com

Alternate TBD

Turnberry Arlova Allen 259-9056

8022 Bradwick Way

aallen8@cfl.rr.com

Alternate Lou Castro 752-0274

7951 Daventry Drive

lgcastro@digital.net

Windsor Jeanne Sanford 752-9660

8011 Glastonbury Place

baabaajeanne@hotmail.com

Alternate Maggie Sherbin 259-6959

7989 Bradwick Way

maggiesherbin@aol.com

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.