



## Baytree Community Association Mission Statement

"To preserve and enhance owner's property values and quality of life in concert with all partners as advocates for general well-being, welfare, safety, security and prosperity of all in the Baytree community in full cooperation with the Baytree CDD and the Baytree National Golf Course."

### From The President's Desk ~Jackie Curley, BCA President

It has been a brutally hot and humid summer here in Central Florida and hopefully we are headed into a much cooler "Florida Fall". Whatever the weather might be this fall, we all need to be a little more safety cautious on our Baytree streets.

At this time of year, our children have returned back to school. Within Baytree and right outside our gates we have several school bus stops, parents in cars and carts dropping off or waiting for their children and more importantly our children are crossing our streets to get to or from the bus. In addition to the bus stop, many of our children ride scooters and skateboards to and from their bus stops oftentimes on our streets. As the days begin to get shorter, so does the amount of sunlight during those times of day.

In addition, as we approach Halloween with so many young families in our community, I am asking that you be especially cautious that evening. Please take a little extra care and a few more minutes to keep our streets safe and please obey our speed limits as they are designed for the safety of everyone.

**Thank you in advance  
for slowing down to keep  
all of our children safe.**



### Upcoming Events & Meetings

9/9	11:30am	Women's Lunch (Long Horn Viera)
10/2	1:30pm	CDD Meeting (Clubhouse)
10/7	11:30am	Women's Lunch (Coasters)
10/13	1-4pm	Reptile & Free Ice Cream Event (Pavillion)
10/21	1:00pm	BCA Budget Workshop (Clubhouse)
11/4	11:30am	Women's Lunch (Red Ginger Melbourne)
11/6	1:30pm	CDD Meeting (Clubhouse)
11/18	1:00pm	BCA Budget Meeting (Clubhouse)
12/6	11:30am	Women's Lunch (Yellow Dog)
12/8	12:30-4:30pm	Holiday Party (Pavilion)

### Your Volunteer BCA Directors:

President - Jackie Curley  
Vice-President - Tom Harrison  
Secretary - Chas White  
Treasurer - Art Hudson  
Director - Nick Williams

### Social Committee Update

~Sue Frontera, Social Committee Chairwoman

Hi Friends and Neighbors, I hope everyone had a great summer!

After requests from some of our residents, we will be having a Reptile Event on Sunday, October 13th, 1:00 - 4:00pm. Derek Zeo will once again bring us some of his incredible pets. There will be Red Tail Boas, Ball Pythons, Bearded Dragons, Savannah Monitors and more! Derek will tell us about these awesome reptiles and we'll be able to touch and hold these non venomous pets!

Even if reptiles aren't your "thing", come and enjoy some delicious **FREE ice cream from Strong Island ice cream truck!** Get your ticket for a free ice cream cone or cup! We'll be giving out tickets at the pavilion starting at 1:00pm.

We're looking forward to seeing many of our friends and neighbors at Baytree's pavilion!





# What's Happening?

## Brevard Halloween Events

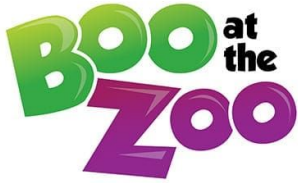
~Maureen Ksiez, Editor

### Check Out These Local Events!

#### DOWNTOWN MELBOURNE TRICK OR TREAT!

October 26, 2024 @ 11:00 am - 2:00 pm

Families and kids, dress in your favorite costume and come trick or treating in Downtown Melbourne. Businesses participating will have a TREAT STOP poster displayed at their door.



#### Brevard Zoo: Boo at the Zoo!

Get ready for a spooktacular time every Saturday and Sunday in October (hours 10-3) for an unforgettable Halloween experience filled with fun and excitement for all ages. Trick or treat at our treat stations, marvel at Halloween

decorations, and snap the perfect spooky photos. Enjoy the eerie ambiance with music and special performances that will leave you thrilled. Participate in engaging activities and, of course, visit your favorite Zoo animals dressed in your Halloween best! Included with general Zoo admission and free for members.

#### 10th Annual Kidtoberfest Event at Wickham Park

Friday, Oct 25th, 5-11pm. Brevard County Parks and Recreation presents Hocus Pocus at the FREE Cars Under the Stars Movie happening in Wickham Park! Audio will be available through car stereo and external speakers. The movie will begin once the sun goes down. Prior to the movie there will be candy giveaways, inflatables and face painting!

#### Adult Flashlight Pumpkin Hunt

Friday, October 18, 8 p.m. – 10 p.m. By the City of Melbourne Parks is for those 18+ years and is \$13 person. Bring your flashlight and a bag or basket. Crane Community Center, 1440 Mosswood Dr, Melbourne, FL 32935. For more information call Eau Gallie Civic Center: 321-608-7400



## Rotary Park Suntree Hidden Fun Spot Including Fishing!

~ Sandy Schoonmaker

Baytree residents are fortunate to have access to private amenities that include a heated pool, two tennis courts, a playground, and pavilion. All are great places for families to enjoy year-round outdoor activities.



However, the lakes in Baytree belong to the CDD are not available for fishing, an activity enjoyed by young and old alike.

To access a nearby fishing site, residents may take a seven minute drive to the Suntree Rotary Park at the corner of US 1 and Suntree Boulevard. Heading east at the stoplight, residents will discover a secluded park with several outdoor options, including a long fishing pier extending into the Indian River. Three picnic gazebos, where gentle on-shore breezes complement a panoramic view of the Indian River, are a short walk from the parking lot.



Nearby is the newly renovated playground, a big attraction for the younger children. A large pavilion with restrooms leads to the fishing pier that extends into the river.

The dock is a well-used site where families enjoy the sport of fishing. The location does fall under the Florida fishing regulations.



And if you are looking for convenient place to watch rocket launches, take a chair and join the many Baytree residents along the shore to see the rockets soaring above the space coast.



## Neighbors of Suntree, Inc. Kicks Off 40th Anniversary Season!

### Calling All Baytree Neighbors!

Join the Neighbors of Suntree, Inc. as we kick off the 2024-2025 season on Thursday, September 26th, 2024, with a celebratory Welcome Coffee at the Suntree Country Club.

### Celebrate 40 Years With Us!

This year marks the 40th anniversary of the Neighbors of Suntree, Inc., and we're excited to celebrate with you! Raise a cup, meet fellow neighbors, and learn more about the exciting events and activities planned for the upcoming season. Our organization consists of over 300 members.

### Reservations Required

You must make reservations to attend the Welcome Coffee, as space is limited. Please visit our website at [neighborsofsuntree.org](http://neighborsofsuntree.org) for more information and to RSVP. The cost of the coffee is \$15 a person. For additional information, please contact Patti Coggins at [pcogg1@aol.com](mailto:pcogg1@aol.com).



Neighbors of Suntree, Inc.



# Community Information

## CDD Update

~Mel Mills, CDD Chairman

On behalf of the CDD board, we hope everyone had a great summer! Fall is the time of year when children and young adults go back to school or college. With that being said, I kindly ask all to please obey all traffic laws especially **SPEEDING, STOPPING AT STOP SIGNS, AND MORE IMPORTANTLY STOPPING AT THE PROPER DISTANCE EITHER IN FRONT OF OR IN BACK OF A SCHOOL BUS WITH FLASHING RED LIGHTS!!!!**



Fall is also the time of year (for those of us from up north) for the beautiful display of changing leaves, and cooler temperatures. The fresh smell of pine, the taste of warm apple cider and pumpkin pie .... such great memories. However, I believe Florida is the place to be... no cold weather, no snow, and no freezing rain.

The board would like to thank all residents for their understanding and trust as to the the increase of assessments. It was not an easy decision to make for many reasons, but our vendors, including insurances, as well as continued planning to have the proper amount of capital reserves so that the board may not have to implement a major assessment all at one time, plus our community is getting older and we experienced several unexpected major infrastructure failures this past year that weren't budgeted for. Residents received a letter explaining what transpired so I will refrain in repeating what was in the letter. The CDD board has made a commitment to keep the community to the best standards all residents expect it to be thus maintaining and increasing property values .

I must mention that contracting US Lawns to do landscaping maintenance has been exceptional. They want Baytree to be a showplace as do we all. The owner of US Lawns told me we are your partners in this which is a great way to establish a terrific relationship. There are some issues still being worked on but to come in and take over from another vendor that has been here for 25 years they are doing a fantastic job. One thing for sure if the community has great curb appeal we as residents have a winner compared to other communities our age in the surrounding area.

In closing I want to thank again all residents for their support and trust as it certainly makes our jobs worth the effort that we all put forth. Have a great Fall and enjoy our wonderful Community.



## ARC Update

~Rick Brown, ARC Mgr

### Tree Trimming:

Recently, the CDD paid a contractor to trim trees in Baytree Common Areas so that the lowest branches were a minimum of 12' off the sidewalks or roads as required by the Covenants.

As a property owner, if you have a tree on your property that overhangs the road or sidewalk, you are required to trim that tree(s) so that the lowest branch is at least 12' off the road or sidewalk.

This includes trees that are located in the grass area between the curb and sidewalk. This 12' requirement is to allow free access of walkers or vehicles from passing under your tree without getting hit by its branches. So, if you have trees that overhang the sidewalk or roadway, please make sure the branches are at least 12' high.



### ARC Processing Fee: **PLEASE READ!**

As you may know, the HOA requires a \$25 processing fee for any exterior architectural work or changes you want to do to your property as required by the B-PARCS. Yes, there are some items that do not require this fee which are also outlined in the B-PARCS. There have been recent occurrences where homeowners have completed work to the exterior of their homes or property without first getting, as required, ARC approval.

In some instances when this was noticed the homeowner was required to remove or redo the work they did in keeping with the B- PARCS. If the homeowner had simply followed the B-PARCS or asked the ARC Committee for guidance, this circumstance could have been avoided. **The Board has decided, effective October 1, 2024, any homeowner that performs work on the exterior of their home or property without getting ARC approval first, when identified, will be required to submit the ARC 09 or ARC 15 form and the processing fee will be \$250.**

So, PLEASE if you are planning to do work to the exterior of your home and are not sure if ARC approval is required or not..... ASK US. We are here to help and not hinder but requirements are requirements and we all agreed to abide by them when we signed our Purchase and Sale agreements to buy our home in Baytree.

## Save the Date!



**Baytree's Holiday Party! Sunday, 12/8**

**12:30-4:30. It's going to be our best one yet!!!**

## Baytree Recommends: Where Do You Buy Your Produce?

~Maureen Ksiez, Editor

In the last newsletter, I asked you to share your favorite places to buy produce. Thank you so much for all of the input I received!



Jay Ashta was one of the many to recommend The Produce Place of Suntree (5775 N Wickham Rd.) Baytree resident, Samantha, also likes this place for both fruits and veggies. Ginny List likes the large variety of vegetables they carry.

Ginny also likes Aldi's (6460 N Wickham Rd). Cathy Hoffman is a big fan of Aldi's stating "I have purchased many items from Aldi's...Aldi's is my vote! They usually get their shipments on Wednesday." Cathy also shops at the Aldi's in Rockledge (628 Barnes Blvd, Rockledge, FL 32955) as that is a larger store.



Another crowd favorite was Costco (4305 Pineda Causeway). Costco is a favorite of Ginny's. She buys "most of my fruit and veggies at Costco, but they come in large amounts". Costco was recommended if you are buying for parties.

Also recommended is Downtown Produce Market (7856 Ellis Rd).

Thanks again to all those folks who sent me your recommendations! Friendly and helpful neighbors is one of the things that makes Baytree a wonderful place to live!

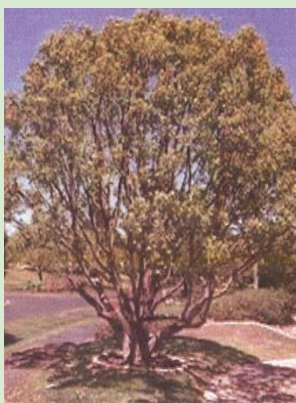


# Community Information

## Landscaping Best Practices - Part II

Baytree has a new landscaping company, U.S. Lawns. U.S. Lawns recently held an informative session about landscaping best practices. For those of you that were unable to attend, I will be sharing some of those best practices with you in the next few newsletters.

**Today's topic is TREE TRIMMING!**



**Proper Tree Trimming** - Pruning a tree correctly reduces the trees height and keeps it healthy.

1. Removing dead, damaged and diseased branches helps to prevent insect & decay organisms from entering the tree.
2. Thinning a dense canopy on a tree increases air and sunlight, resulting in fewer disease problems.
3. Removing suckers & water sprouts eliminates weak wood and provides more food and water for the tree.
4. Removing crossing branches prevents damage caused by their rubbing against each other.
5. On-going proper pruning will help your trees looking beautiful and healthy.

## NO TOPPING TREES

Be careful! Tree topping is not allowed in Baytree. Our rules and regulations prohibit it. In addition, it is very bad for your tree. You can hurt trees in many ways:



1. You remove lots of leaves, which strips away the tree's food source.
2. The remaining shortened limbs provide easy access for decay, insects and disease.
3. The tree is forced to quickly grow new limbs that are often too weak to handle storms.
4. New branches eventually grow to the original height of the tree, restarting the unsafe cycle.

## From The Editor ~ Maureen Ksiez

### Where is your favorite place to get baked goods?

One of my favorite bakers is a Baytree resident, Samantha, who owns The Hangry Loaf. She will even deliver in Baytree! I love the Garlic Parmesan Rosemary Sourdough loaf! Check out her website info. [thehangryloaf.com](http://thehangryloaf.com) or email Samantha at [info@thehangryloaf.com](mailto:info@thehangryloaf.com). I would like to hear about YOUR favorite sources!



I will be including your responses in our next newsletter. I can use your name or you can remain an anonymous contributor. Please email me directly at [maureen.ksiez@gmail.com](mailto:maureen.ksiez@gmail.com). Thanks.



## 5 Reasons Dog Owners Must

### SCOOP THAT POOP

1. Dog poop is classified as a pollutant, not fertilizer -- it destroys grass.



2. Some dog poop contains harmful organisms such as E. coli and parasitic worms.

3. Rain washes dog poop into water systems, infiltrating drinking and swimming water.



4. Dog poop creates a hazard for other animals as well as humans.



5. It is a dog owner's responsibility to clean up after their pet.



Facebook:  
BCA  
CDD

Baytree Neighbors of Melbourne FL  
[www.baytreeca.org](http://www.baytreeca.org)  
[www.baytreecdd.org](http://www.baytreecdd.org)

**LOOK!**

## Join The Women's Lunch Group!



Open to women who live in Baytree. The goals of the lunches are to enjoy various local restaurants and provide a means for people to meet their neighbors. The only costs involved are the cost of your lunch.



If you are interested, please contact Henrietta Shuminsky, host, to be added to the group email list. **Our next lunch will be on 9/9 at Long Horn in Viera.** Advance reservations are required and can be made by contacting Henrietta at [407-234-8773](mailto:407-234-8773) or [thshuminsky@spectrum.net](mailto:thshuminsky@spectrum.net).