



# Baytree Newsletter

## March 2021

HELLO BAYTREE COMMUNITY

IN THIS ISSUE: NEWS, INFORMATION and UPDATES

### PRESIDENT'S MESSAGE

Wayne Huot

Welcome to the 2<sup>nd</sup> edition of the Baytree Newsletter. We hope you find the newsletter informative and that you will take advantage of the newsletter and share articles of your own. Articles are always welcome.

I would like to introduce Dee Waldron who will become the VM for Balmoral and will be heading up the Welcome Committee by creating and providing a welcome basket to people just moving into the Baytree Community. Dee will be taking over the VM position from Jerry Darby who will be leaving for personal reasons.

**Waste Management-** In the event that your trash, recycling, or lawn debris are not picked up do not hesitate to contact Waste Management and report the problem.

**Anonymous Letters-**The BCA is a culmination of volunteers comprised of residents of Baytree and elected by you. If you have a question or issue please contact the respective BCA or CDD Board in an effort to correct the situation. This past Holiday Season the word "Blessed" was used in a Holiday message and posted on the information board at the entrances of Baytree. An anonymous letter was sent to both the BCA and CDD Boards expressing their displeasure and making idle threats. In the future if you have an issue please contact the BCA or CDD with your issue, you will not be condemned but given an opportunity to express your concerns. Please be advised that any anonymous letters sent to the BCA and CDD in the future will be dismissed without being addressed.

**Violation Letters-**I realize that receiving a violation letter does not

make a person's day and will generally result in anger. The majority of the residents purchased homes in Baytree because of the way it looks and is maintained. When you receive a letter please correct the situation or contact Fairway Management and let them know how you will address the issue. As of late we have had people totally disregard the violation letters which results in fines up to \$2000 or legal action for breach of contract.

It was also brought to my attention that two residents who received violation letters contacted Fairway Management and left threatening messages and the use of expletives to the individual responsible for the inspection of the Baytree Community. This is UNACCEPTABLE and will not be condoned. If you have an issue you can contact me or any BCA Board member.

Thank you and wishing you all a very Happy and Healthy Spring.

Warm Regards to All!



### 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](http://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 individuals will be able to assist you with becoming acquainted with your new community. Please feel free to contact them with your questions.

### *Socials*

Hi Neighbors,

We are finally planning our 1<sup>st</sup> Baytree social event of 2021.

**We will be having a Food Truck Party with live entertainment featuring Johnny Danger Live to be held at the Pavilion on Saturday, May 22, 2021 from 5:00 PM to 9:00 PM.**

Come out and join us for this community event!

All Covid-19 safety guidelines will be observed to ensure a fun and safe time for all! (Wear your mask and get ready to party!) More details to follow. [baytreefun@baytreeca.org](mailto:baytreefun@baytreeca.org)

Thank you,  
Sue Frontera  
Social Committee Chairman



The board receives many calls and emails concerning various topics that are posted on our Website. [www.baytreeca.org](http://www.baytreeca.org).

Please refer to the website for the information guides and for Baytree updates. Note that all **NEWSLETTERS** will be posted to the website for easy access and mailed USPS to your homes during 2021 [www.baytreeca.org](http://www.baytreeca.org).

We encourage all residents to attend ZOOM BCA board meetings when possible. We would love to hear from you. The meeting dates are posted on the website and posted at the front and back gates 48 hours in advance of the meetings. CDD Meetings are also posted at the front and back gates and held at the Baytree Clubhouse @ the golf course.

### **PLEASE DON'T LEAVE IT AT THE CURB!!**

Remodeling and redecorating projects often leave homeowners with usable appliances or gently used pieces of furniture. With a goal of repurposing these items, the solution frequently is to set them at the curb for a passer-by to pick up. This is not only unsightly, but with limited traffic in our gated community, not very successful.

To avoid "clutter at the curb", residents are encouraged to find other solutions. Google lists numerous agencies that will pick up, at no cost, and make the items available for re-use. While Angels in the Attic (321-259-0077) currently only accepts items delivered to their store at 7200 N Wickham Road (the truck is currently not available) the Southern Brevard Sharing Center (321-727-8581)

will pick up used furniture. As well as furniture, Habit for Humanity welcomes workable ceiling fans, windows, doors, cabinets, appliances, etc. Call them at 321-728-4009.

When searching for other agencies, Google "furniture donations Brevard County Florida". The list includes private, for hire companies. Others listed are tax exempt so your donation is tax deductible.

If your items are truly no longer usable, Brevard Waste Management will also pick up for free. Call 321-723-4455 for details. Please do not place the items at the curb until you have contacted them.

### **Let's keep Baytree beautiful!**



**Keep in mind the SPEED LIMIT is 25 MPH!** Please slow down and be considerate of your neighbors, children playing, cyclists and watch out for golfers crossing on Old Tramway and Baytree Drive.

### **Rental/Leasing Requirements!**

Should you rent you home please provide a copy of the lease to Fairway Management. This is Brevard County Law. All leases should be for a minimum of 12 months. There are no short term rentals allowed in Baytree. **For additional information please refer to 13.17.2 in The Delcarations.**

### **CDD REPORT Richard Bosseler, Supervisor**

The Baytree CDD has begun the process of considering new projects and improvement for the Baytree Community. We will be developing a 5 year Plan that would go into effect with the

beginning of fiscal year 2022 (October 1st). Some of the potential projects include:

- Fitness Trail/Path
- Shuffleboard; Pickle ball; Corn hole
- Refurbishment of the Pool deck
- Replacement of the Pool furniture
- Playground features: Swing Set; Dome; Playground
- Playground area (where removed) needs drainage repair and fill dirt
- Replacement of the Pool drinking fountain
- Lake bank restoration (on-going)
- Update/replacement of gate transponders
- Roadway repair
- Sidewalk repair

The CDD continues to work through the costs and the budget and will be updating the Community at each meeting and workshop. Please attend the meetings and provide your input. You may also contact any CDD Supervisor or BCA Voting Member (contact information is on both websites). We welcome all comments and suggestions in preparation of our FY 2022 budget process.

**Current CDD Roles Revised**  
**The five supervisors are listed below:**

- Landscaping - Mel Mills
- Security - Rick Brown
- Roads and Financials- Jerry Darby
- Recreation - Richard Bosseler
- Lakes and Street lights- Carolyn Witcher

Should any homeowner have a concern or question please feel free to contact any of the supervisors. Email addresses are listed on the website: [baytreecdd.org](http://baytreecdd.org)

Please note that all CDD meetings are open to the public. Meeting dates are posted on the front and back gate boards. Please attend meetings and share in the operation of our wonderful community. The CDD board also works closely and

partners with the BCA on many joint ventures that benefit the Baytree community.

**The ARC Report: Rick Brown**

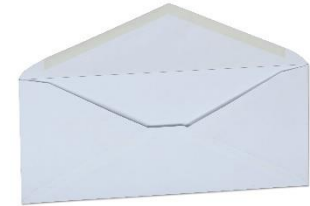
**WHOSE TREE IS IT.....ANYWAY?**



Many residents have been asking the question, "I have an oak tree (or another type of tree) on my property between the sidewalk and the curb. I did not put it there. So whose tree is it?" The answer is.....the tree is owned by the CDD.....But **you** are responsible to maintain it. That means you are responsible to trim it. The first branches cannot be less than 12 feet off the street (to allow large vehicles to pass under without hitting a branch) and high enough off the sidewalk (12 feet) to allow other residents to easily walk underneath it without hitting their heads on a branch. **Very important this time of year as many residents enjoy walking in the cooler weather.**

That being said, you also have the right to cut roots out of any tree that is impacting any underground utility lines on your property(sewer, electric, gas, cable). Any roots from these trees between the sidewalk and the curb that are raising your sidewalk or driveway should be brought to the attention of the CDD Management Company (GMS at 407-841-5524, ask for Jason Showe). If it is determined that those roots are causing damage to your driveway and/or sidewalk, the tree will be removed by the CDD.....that is NOT your responsibility. The CDD will also repair or replace the sidewalk if necessary, but you are responsible for your driveway. So, if you observe something from the tree between the sidewalk and the curb that

may become a problem (sidewalk or driveway) bring it to the attention of the CDD Management Company **right away**. All the other trees on your property are your responsibility. There is a lot of helpful information in our Architectural Guidelines (B-PARCS) and are available for you to review on our website.



**LETTERS, WE GET LETTERS**

For those of you that remember the Perry Como Show you may recall this part of his program.....Letters, we get letters, we get lots and lots of letters.....

Well, it seems we all get letters from Fairway Management following their regular inspections informing us that our property is not meeting B-PARCS requirements. In an effort to decrease the number of letters sent, listed below are the TOP 5 homeowner infractions noted over the past 12 months:

In an effort to decrease the number of letters sent, listed below are the TOP 5 homeowner infractions noted over the past 12 months:

- Unclean sidewalks and driveways
- Unclean exterior of home and/or roof
- Weeds in the lawn/driveway and unkempt landscaping
- Trees needing trimming

Let's all take note of these items on a regular basis and reduce the number of violation letters sent to residents.

Finally, if you have questions about doing something to the outside of your home and whether you need to get ARC approval or not.....**Please ask us. We are here to help, not hinder.** Contact: [arcmgr@baytreeca.org](mailto:arcmgr@baytreeca.org).

**Baytree DECARATIONS and COVENANTS.**

Baytree standards can seem restrictive, but when equitably enforced they protect the entire community. As Baytree homeowners and residents we are bound to comply with the Baytree Declaration of Covenants and Restrictions.

One common violation happening in our Baytree Community is that garage doors are open all day. Garage doors are permitted to be open when residents are working outside or inside the garage. Otherwise, garage doors should remain closed.

Closed garage doors prevent vandalism, varmint invasions, garage and car theft. Additionally, closed garage doors protect residents from easy home invasion. Its black racer season....you don't want one of these in your house! Approximately \$400 to extract and eliminate!!!!

**Please Review Covenant 2.16 Garage Doors**

*Be reminded that this is a violation.*

**Your Neighborhood Voting Members**



**ARUNDEL**

**30 Homes**

**Anita Moreano-Arbeeny**

**201-966-4288**

[VMArundel@BaytreeCA.org](mailto:VMArundel@BaytreeCA.org)

**BALMORAL/SOUTHPOINT**

**64 Homes**

**Dee Waldron**

**845.367.2800**

[VMBalmoral@BaytreeCA.org](mailto:VMBalmoral@BaytreeCA.org)

**CHATSWORTH**

**37 Homes**

**Dr. Kevin Campbell**

**844-484-7633**

[VMChatsworth@BaytreeCA.org](mailto:VMChatsworth@BaytreeCA.org)

**HAMLET**

**49 Homes**

**Christine Applegate**

**908.433.9586**

[bklynapples@aol.com](mailto:bklynapples@aol.com)

**KINGSWOOD**

**48 Homes**

**Sandy Schoonmaker**

**321 241 4002**

[VMKingswood@BaytreeCA.org](mailto:VMKingswood@BaytreeCA.org)

**SADDLEWORTH**

**32 Homes**

**Tom Harrison**

**321-213-1790**

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

**TURNBERRY**

**64 Homes**

**George Hazley**

**321.307.1312**

[VMTurnberry@BaytreeCA.org](mailto:VMTurnberry@BaytreeCA.org)

**WINDSOR**

**137 Homes**

**Greg Scougall**

**321-745-0968**

[VMWindsor@BaytreeCA.org](mailto: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**

Please keep pets leashed when off your property (Brevard County Law) and ALWAYS clean up any waste left behind on any property, including your yard.

There have been numerous complaints about dog owners not picking up after their beloved pets.

Please keep Baytree free of pet waste!



Please remember to bring your pool access card to enter the tennis courts!!



**GOLF CARTS**

Please be advised that Brevard County has very strict laws concerning golf carts. Please take the time to review the following site listed below:

<https://youtu.be/C8seZMEkzMw>. You will be surprised at some of these regulations.

There have been numerous concerns and complaints about underage children driving/operating golf carts.

Keep in mind that the BCSO (Brevard County Sheriff's Office) will enforce the law that children under 14 years old **May Not** operate a golf cart at any time. Parents will be fined by the BCSO. Please adhere to the law and be safe.



3			5	2				9
		2	7		6			1
7				8	3	4		2
	3	1					7	5
	4	8		5	7	1		
5	7		3	4				
1							9	2
9	5	3	4					
		7	6		9			4

**Solution is up to you! Use a pencil with an eraser!! LOL!!**



**“The Italian Margarita”**

1 shot of Disaronno Italian Liquor  
 1 shot of Jose Cuervo  
 Crushed ice and fresh lime  
 Have another...Very Tasty!



**Another Baytree Favorite**  
 Chicken Noodle Casserole  
 4 servings

- \*2 cups egg noodles, uncooked
- \*2 cups cooked diced chicken
- \*10.5 oz. cream of chicken soup
- \*1/2 cup milk
- \*1 cup frozen peas or vegetables
- \*1 tablespoon butter melted
- \*2 tablespoons breadcrumbs
- \*1/2 cup cheddar cheese

Preheat oven to 425 degrees F.

\*Cook egg noodles al dente \*Combine egg noodles, chicken, soup, milk and vegetables in 2 qt casserole dish and top with cheese

\*Combine toppings (butter and bread crumbs) and sprinkle over the casserole and bake for 20 minutes or until bubbly. ENJOY!



What is a Seabean?? We all know that Florida's beaches are full of wonderful things to see and find. Bird life, shells, sea glass and SEABEANS. There is a pretty

good chance that you could be an experienced beach comber and have things to see and find. Bird life, shells, sea glass and SEABEANS. There is a pretty good chance that you could be an experienced beach comber and have never heard of a seabean. Seabeans are seeds that grow on tropical vines and trees from as far away as Africa, Australia, Asia and South America. The seabeans fall into rivers and streams and make their way out to the ocean where they may drift for years before they wash up on our shores. There are dozens of different kinds of seabeans, many of which are very unusual and attractive. It is best to look for them in the fall months near the masses of seaweed that wash up at that time of the year, especially after storms. There is a pretty active “seabeaning” community in Brevard so you will have some competition for the treasures. So, if you see people hunched over walking up near the weed line you will know what they are looking for!

Submitted by: Susan Sunter



Packages can come in all sizes as can neighborhood kindness. Just a gentle reminder that delivery companies (USPS, UPS, FedEx) can and do make mistakes, 1234 Anywhere Drive can mistakenly be delivered to 1234 Nowhere Drive. If you receive a package or letter that is not addressed to you please contact the delivery company or even better yet, deliver it personally to the intended recipient. Meet a new neighbor and make a new friend in Baytree. Fortunately, the delivery companies have GPS tracking so they can narrow down where your package was mistakenly delivered, if ever needed, let's save them that step!

Submitted by: Jeff Kirk



Brevard Zoo is a 75-acre nonprofit facility located in Melbourne, Florida, that is home to more than 900 animals representing more than 195 species from Florida, South America, Africa, Asia, and Australia.

The Brevard Zoo is approximately 1 mile (N) of the Baytree front gate. Great place to spend the day! Admission Fee charge!

### Hungry? Visit EATz!



**Hello Baytree**

**\$1.00 off**

Any **EATz** Full Sandwich or Salad  
When you purchase a drink!

*Must present coupon. Offer Expires 5/01/2021*

7965 Wickham Road. Turn right out of the main gate!

We appreciate our Baytree Customers!

**Valid for dine-in and take out only!!**



### Laugh of the Day

Q: Why did the banana go out with the prune? Because it couldn't get a date.

