



BAYTREE COMMUNITY AND BAYTREE NATIONAL GOLF LINKS

BAYTREE

Newsletter



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PRESIDENT'S MESSAGE

Wayne Wilkerson

I would like to thank all of the residents of Baytree for their efforts in keeping our neighborhood beautiful. Homes continue to be updated, lawns and shrubs maintained, drives and roofs cleaned and reminder letters have been responded to quickly. Your diligence in doing so is helping to make Baytree one of the premier communities

in Brevard County. Of course there are exceptions in which case our Board and Due Process Committee has moved swiftly to fine those who ignore our requests. Over the past year only two homes remain in violation and one of those is in foreclosure. You can be assured that our Property Manager, Fairway Management, will continue to follow-up on all causes for violation letters. Meanwhile, if you have concerns about a home in your particular neighborhood, please contact your voting member or Fairway Management directly. A list of VM's and their contact information can be found on the Baytree website and in this newsletter.

Baytree website:

<http://baytreeca.org/VMs.html>

Fairway Management: Jim Kenney- 321-777-7575

jimkenney@fairwaymgmt.com

Mel Mills, our Community District Board Member, has informed us that we have retained a separate attorney to handle the Kingswood Space Coast Credit Union "plantings

barrier" that extends along Kingswood Drive to block out the newly constructed SCCU

buildings. Baytree has contested the present treatment of the barrier and will continue to pursue corrective action.



Nancy O'Hare, our CDD Chair has noted that our Sheriff's patrol is still going on in a "roving" format. The patrol cars are in Baytree three times each week on different days. Please watch your speed. Deputies are issuing tickets instead of warnings so please caution your family members to observe the posted speed limit of 25 MPH. Kingswood is 20 MPH.



Our front lake remains plagued with algae. This lake is the responsibility of the Baytree National Golf Club and we have continued to complain to them. We received a letter from the owner stating that they are working to address the problem but it is obvious that nothing has worked. The owner stated that the residents along the lake on Baytree Drive, including the company that cuts and maintains Baytree's common areas may be contributing to the problem with fertilizers, etc.



Your board of directors, along with the CDD have formed a committee to assess the feasibility of building a pavilion in the park at the end of Old Tramway. This would be a "walk or cart" access only and serve our residents with a place to picnic or just relax. If you would like to comment on the feasibility study and the possibility of building this pavilion, please contact one of the below committee members.

Jim Kenney: 321-777-7575
Jan Hill: 321-431-1215
Mel Mills: 321-253-4613



Your board has recommended to the CDD that we place benches in various areas around Baytree for use by the residents. The Board has approved the request and the funds have been allocated. Bids have gone out for quote. If you would like to have one in your neighborhood, please contact your Voting Member.

Thank you again for your participation in all of Baytree's activities and have a safe summer.

Baytree Community Development District Board of Supervisors

As always, your Baytree Community Development District Board of Supervisors (the board) continues to work hard to maintain and improve the community. Over the last year, there have been several major projects completed to improve the common areas, including:

* Pool House Refurbishment: improvements include, new roof, repainted building, bathroom fixtures, electrical upgrades, and improved equipment draining.

- * Added Water aerobics to the pool
- * Recreation Center Parking lot stabilized

The board continues to work on the Space Coast Credit Union expansion issues through the assistance of legal counsel and District Staff. As soon as we have a resolution to the Space Coast Union's compliance with our Binding Development Plan, the Board will make significant improvement to or buffer along Kingswood Way.

Also, as a friendly reminder, it is unlawful for anyone under the age of 14 to be operating a golf cart. Please note that Sheriffs can stop and ticket anyone under the age of 14.

The Board seeks to maintain the common areas in a pristine manner, and we encourage you to utilize the Baytree CDD website at: www.baytreecdd.com to access information available on the Baytree CDD. The Board anticipates that assessments will remain level for the upcoming fiscal year (October 1, 2016 through September 30, 2017). Major projects included in the budget for next fiscal year are:

- Proposed benches throughout common areas
- Pool equipment replacement
- Roadway resurfacing
- Lake Bank Restoration
- Community Beautification of the Front Entrance

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



A Board of Directors governs the Baytree Community Association (BCA) that delegates functions to various committees, one of which is the Architectural Review Committee (ARC) that reviews all applications for home improvements and oversees the Architectural Design and Development guidelines.

Homeowners are proud to live in Baytree, one of Brevard County's premier communities. The BCA Board of Directors has employed Fairway Management to conduct regular inspections and to remind homeowners who are not in compliance with the Guidelines.

The following list includes the most persistent problems:

- 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. 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.

HURRICANE SHUTTERS

The hurricane season has officially begun. Homeowners who have hurricane shutters need to be reminded of the Baytree regulations in reference to the installation and display of the shutters.

These are found on the website: www.baytreeca.org. under the menu item "Documents". Scroll down to the "Governing Documents" and open #1, Declaration and Amendments. Section 13.21.11 on pages 36-37 provides the details.

Please review this section, especially the limitation of 45 consecutive days for permanent shutter installation on unoccupied home from June 1- November 30. Homeowners who are not in residence, must make arrangements for the removal of the shutters after this time frame.

Temporary shutters have limitations regarding the times they are placed. These details are also found in this section.

For new installation also refer to Section 13.21.11. All new installations require ARC approval.



ALL VOTING MEMBERS

ARUNDEL – 30 Homes

Sara Kodsi - 321 432 3110
VMArundel@BaytreeCA.org

BALMORAL/SOUTHPOINT – 64 Homes

Ernie Gault – 321 777 7541
egault@cfl.rr.com

CHATSWORTH – 37 Homes

Al Feucht – 321 795 2455
VMChatsworth@BaytreeCA.org

HAMLET – 49 Homes

Tim Ferris – 321 610 7765
VMHamlet@BaytreeCA.org

KINGSWOOD – 48 Homes

Sandy Schoonmaker – 321 241 4002
VMKingswood@BaytreeCA.org

SADDLEWORTH – 32 Homes

Tom Dwyer – 321 213 1790
VMSaddleworth@BaytreeCA.org

TURNBERRY – 64 Homes

Arlova Allen – 321 259 9056
VMTurnberry@BaytreeCA.org

WINDSOR – 137 Homes

Tom Deppe – 321 474 7822
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>

Did you know?

The St. Johns River Water Management Districts watering restrictions are designed to ensure the efficient use of water for landscape irrigation. The restrictions allow enough water to maintain healthy landscapes year-round. The mandatory restrictions specify the time when watering may occur, the amount of water that may be applied, and the days when watering may occur for residential and nonresidential locations. These days depend on whether the address ends in an odd or even number, and on the time of year.

Please refer to www.sjrwmd.com for more information on watering restrictions in our area.



PLEASE REMEMBER

REMIND 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 9:30-10:30am. There is a \$5 fee for each class and it is geared toward people 50 and older. Water aerobics is especially beneficial to people with knee conditions, because there is less impact on the joints. Hope you join us!! A special thanks to our professional instructors who hold the one-hour class.



"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."

