

THE BAYWOOD BREEZE

September 2019

a newsletter about Baywood Colony Villas Association

Welcome to *The Baywood Breeze*. This is the sixth edition of a newsletter to help inform the owners and residents of Baywood Colony Villas Association. This publication is not part of the governing documents of the Association. It continues to be a “work-in-progress.” *Future editions will only be mailed to those not on the e-blast list.* (L. Sullivan, editor)

UPCOMING EVENTS

September 25, 2019	2:00 p.m.	Board of Directors Meeting
October 23, 2019	2:00 p.m.	Board of Directors Meeting
October 23, 2019	7:00 p.m.	Documents Town Hall (with attorney, Paul Olah)



“HEAR YE, HEAR YE, HEAR YE”

UPDATE HURRICANE DORIAN

The latest from the National Hurricane Center predicts that Dorian will be a Cat Four Hurricane. Most models today suggest that the Gulf Coast will be hit with very strong winds as a possible Cat One or Two hurricane. The storm strength is yet to be determined. All should do as Jack Reacher says: “Prepare for the worst, hope for the best”. The Board of Directors previously signed an *Emergency Service* agreement with Brightview Landscape and Tree Services for just such an event as Dorian. If Casey Management’s e-blast system is unable to be used, a back-up Baywood e-blast system has been set up by our Webmaster. So check your Junk Mail/Spam daily in case your system does not recognize the sender. For those of you away from Baywood, there is still time to have your caretaker secure your unit and move all furniture, plants, décor, etc. inside. All are urged to monitor the progress of Dorian and take any needed actions.

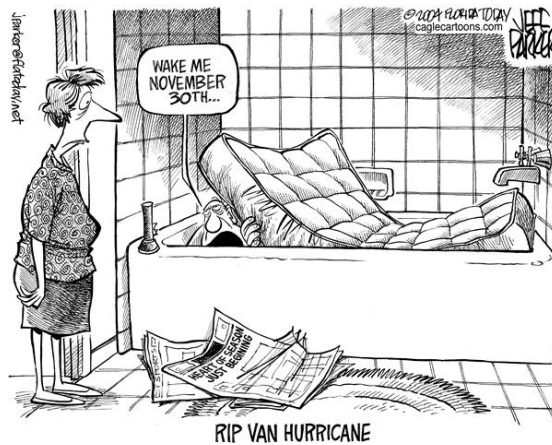
THE 2019-2020 SEASON IS DRAWING NEAR!!

If you plan on renting your unit to a seasonal or full-time tenant, please know that all lease applications must be submitted **30 days prior** to occupancy per our documents or be subject to late fees. Remember: **No unit may be occupied by a tenant prior to Board approval.** All lease applications must have: 1) Approval to Lease form, 2) copy of the lease with starting and ending date. 3) Signed Rules and Regulations by adult occupants (except returning seasonal lessees), and 4) \$50 processing fee (both new and returning seasonal rentals) payable to Baywood Colony Villas Association. The owner has the responsibility to submit the completed packet to Casey Management. **CASEY MANAGEMENT WILL NO LONGER PROCESS LEASE PACKETS THAT ARE INCOMPLETE. OWNERS ARE TO SUBMIT THE FULL PACKET NOT THE LESSEE.** Leasing owners will receive a confirmation letter and email of approval. Do not place a tenant in the unit prior to receiving confirmation from the Association. See baywoodcolonyvillas.com for additional information and application forms.

The Hurricane Season is now HERE!!

One of the trade-offs for living in sunny Florida is experiencing damage caused by violent tropical storms. The National Hurricane Center designates June 1st through November 30th as the North Atlantic Hurricane Season. Gratefully, the storm season has been rather quiet although rainfall has been well above normal for the year. The month of September is usually the most active tropical storm month for Florida.

“Thank you” to the owners who responded to the request to make storm preparations around their units. However numerous seasonal units remain unprepared for a major storm. It is not too late to prep the exterior areas around your unit. Casey Management contacted many owners with suggested items to be removed. (See the June Baywood Breeze for more detailed information)



WHAZ UP?

So, what has been happening in Baywood this summer? Here is a partial listing in no particular order:

1. Lots of rainfall
2. Lots of rainfall
3. Tree trimming
4. Manicuring of the garden islands in the green space
5. Concrete repairs of several driveways and sidewalks bid
6. Special Board Meeting-August 15th reviewed new documents

KENNY TO THE RESCUE!!

Many owners in Baywood have met Kenny of Cy-Blue Plumbing. When the bid to repair the broken fountain was received, the Board was dismayed as the repair might need to be delayed. Then Kenny was approached to see if he fix it. He said “Yes” and “I’ll save you money.” Now we have new piping and a new pump and the fountain is once again spraying. (And, he did save us considerable expense!)



REMINDERS:

1. Trash cans are to be stored in a discreet location. Secure garbage in tightly sealed receptacles as the raccoons from Philipi Creek Park have been frequently foraging owner trash cans.



2. The good news: due to the plentiful rains, our foliage and plants are lush and growing rapidly. The bad news: constant pruning and weeding are needed to keep the 3 -foot area around units attractive. The Association is given the authority to maintain or remove the plantings around a unit if the owner fails to maintain.