

THE BAYWOOD BREEZE

December 2019

a newsletter about Baywood Colony Villas Association

Welcome to *The Baywood Breeze*. This is the seventh 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

December 3, 2019	7:00 a.m.	Pool/deck closed until noon for power washing
December 12, 2019	5:00 p.m.	'Tis the Season' Holiday Party
December 14, 2019	6:00 p.m.	Sarasota Holiday Boat Parade (sign-up in clubhouse)
January 15, 2020	7:00 p.m.	Continuation of Members Meeting from Nov. 20, 2019
January 15, 2020	after Members Mtg.	Board of Directors Meeting



"HEAR YE, HEAR YE, HEAR YE"

The 2019-2020 Season is Here!!

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 Association approval.**

All lease applications must have:

- 1) Approval to Lease form*
- 2) Copy of the signed lease with starting and ending date*
- 3) Signed Rules and Regulations by adult occupants (except returning seasonal lessees)*
- 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 AND THE MEMBERSHIP COMMITTEE 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.

Question: Where is the Pool Boy?

Answer: Oh yeah, wait, we don't have a pool boy!

IMPORTANT REMINDERS:

1. On December 3rd the pool will be closed from 7:00 a.m. till noon. The pool deck and furniture will be power washed.
2. Glass bottles were found in the recycle tub at the pool. Broken glass is a hazard that will close the pool for an extended period of time. Please help us avoid an expensive and inconvenient clean-up.
3. Please lower and tie umbrellas after use. Return lounge chair backs to upright position.
4. If you swim laps, please re-attach the safety rope. (A violation warning was received after a surprise visit from the Health Department a few years ago.)



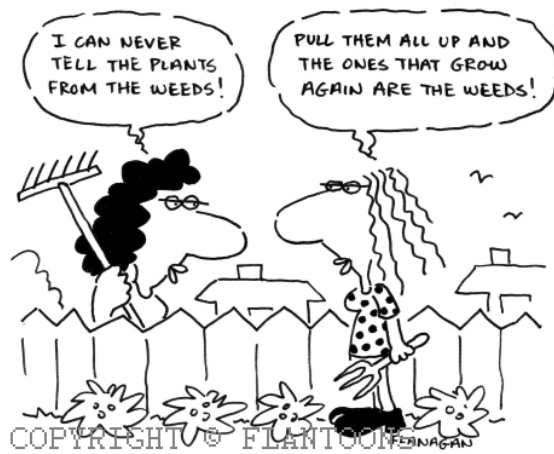
HELP WANTED

Seeking Unit Owners willing to share ideas about three issues facing Baywood Colony Villas. Ad Hoc Committees were created by the Board of Directors to help shape policy for:

1. Maintenance of the 3 foot area around each villa
2. A Vacant Unit Policy (aka Hurricane Preparation)
3. Patio Amendment (outside rear doors)

Duration of commitment: 6-8 weeks. Salary: well, sorry about that. If interested in serving on one of these committees, please Contact John Dial at 941-922-3391 or email: Jdial@caseymanagement.com

(Thank you to the Unit Owners who have already responded to the request for help)



ADOPT A GARDEN?

Recently the horticulturalist from Brightview Landscape inspected the nine gardens located in the green space of Sections I & II. He suggested plants that needed to be removed and made recommendations for new plantings in each. One garden he said was “perfect.” The Board of Directors permitted that garden to be adopted by an owner several years ago, and it reflects the extra TLC it receives. **Perhaps other Owners are interested in adopting a garden near their unit.** If you would like to participate in adopting a garden, contact John Dial at Casey Management 941-922-3391 or email John at Jdial@caseymanagement.com. Please indicate the garden you wish to adopt by providing the nearest Unit street address. The Grounds Committee or the Board will make contact and work out the details.

SEWER MAINTENANCE

In the spring of 2019 the Sewer Project was completed. The Association was fortunate that only minor hiccups occurred during the messy work. Please follow the recommended steps to keep our sewer pipes draining properly.

1. Use Angel Soft, Scott or other single ply toilet tissue
2. Flush twice as water saving toilets do not move solid waste efficiently.
3. Do not flush hygiene products nor disposable wipes and diapers.
4. Please limit the use of garbage disposals to table scraps
5. Take long, hot showers and let the water flow as it helps to clean the pipes

Thank you for helping to keep repair costs down.



CONDO 101

Recently, an owner asked how exactly a unit gets into foreclosure. All unit owners must pay Maintenance Fees (Assessments) for the upkeep of the common elements (mowing, etc.), operating expenses (water, cable, etc.), and reserves funds for the replacement and repairs to the infrastructure of the Association. It is the responsibility of the Unit Owner to pay the assessments in a timely manner. The Governing Documents set forth the steps to be taken in the payment of maintenance fees.

When a Unit Owner's account is 10 days late, a \$25 late fee is assessed. Collection letters are sent by management. At 60 days, the delinquent account is referred to the Association's attorney for collection and the filing of a lien. At this point the delinquent account has accrued late fees, interest, and attorney fees.

If a Unit continues in arrears, the attorney will, at the time permitted by statute, begin foreclosure. The entire process takes many months. Sadly, during this time the rest of the unit owners have to "pick up the slack".

NEW RECYCLE BIN INFORMATION

(per Sarasota County)



FIRST: Single-stream recycling collection does not start until the week of Jan. 6, 2020. Please keep using your red and blue bins through Friday, Jan. 3. Anything placed in the new recycling carts prior to Jan. 6 will not be collected. Anything placed in the red and blue bins after Jan. 6 will not be collected.

SECOND: The new carts are for recyclables only. Do not put garbage or yard waste in the new cart.

THIRD: There are currently no changes to garbage, recycling or yard waste collection schedules for residents living in the unincorporated part of Sarasota County.

The Board of Directors has contacted Sarasota County for additional information and smaller bins. When more is known, it will be shared with the owners via e-blast.

HAVE A JOYOUS HOLIDAY SEASON