

SUMMEFIELD NEWSLETTER FOR JANUARY 2024



We just started a new paperless newsletter. Each resident has access to the newsletter on the Summerfield Facebook page:

Residents can also receive the newsletter in their email. If you wish to receive your newsletter as an email, please email your email address to SumRFldHoa@gmail.com

Pass the word around to your neighbors if they haven't been outside the gate to see the e-board.

SPECIAL NOTE: Citizens Participation Plan Meeting (CPP) will be held on Thursday, March 28 at 5PM for proposed master planned community known as Eden at Bayside Lakes. See End note page.

Golf Front Properties:

If you own a golf front property and wish to put up a fence, an updated ARC form is available on the FairwayMgmt.com site.

Unwanted Motor Traffic:

The fencing and gates installed by the city on city property seems to be deterring unwanted ATV traffic within Summerfield. However, if you should see ATV's or dirt bikes within Summerfield please report it to the non-emergency police number so that the police are aware and we, as residents, create a "paper trail."

Welcome Package:

For new residents moving into Summerfield, you will find information such as the documents, welcome package highlighting important information and vetted vendors that other residents have employed on the FairwayMgmt.com site and other information can be found on the Summerfield HOA Facebook page.

Parking Restrictions:

No more than four vehicles are allowed to be parked in the driveway for extended periods unless permission is granted by the board of directors. Only vehicles in good working order are allowed to be parked in the driveway visible to a street. The parking of commercial vehicles, which description shall include trucks larger than a pick-up truck is prohibited at any time on driveways, lots, common areas or streets except for loading and unloading purposes. Overnight parking of vehicles on the streets is prohibited. Parking on the greenbelt or blocking of sidewalks is also prohibited. This can be found on pages 11-12 of the covenants.

Fire Inspection:

An inspection was made within Summerfield at the beginning of March by the Palm Bay Fire Inspector. All live oak trees overhanging Windbrook, Yellowbrook and Easterwood must have a 15-foot clearance to allow fire trucks to pass unimpeded by tree branches.

Upcoming amendments for a vote:

There will be three amendments brought up for vote in the coming months.

The first will be to professionally advertise on the e-board to help reduce the monthly cost of internet. This may include advertising within specific hours of the day as recommended by a resident.

The second would require board members to physically reside in Summerfield, not just have a rental home.

Lastly, allowing variances on a case-by-case basis. Variances are not addressed in the documents but have been exercised in the past. This would allow for the availability of variances moving forward.

Sidewalks:

Reminder, sidewalks are the responsibility of the homeowner. If you have raised sidewalks due to live oak roots you have a number of resolutions you can take to rectify the problem. If you are not sure what to do speak to a board member or speak with Joy at Fairway Management.

HOA Meeting Schedule:

Our HOA monthly meeting is scheduled for the second Tuesday of the month. An agenda will be posted a minimum of 48 hours prior to the monthly meeting, this can be found on the Fairwaymgmt.com website.

The following is the meeting schedule for the year and the meeting type (stay informed by e-board as circumstances may change the meeting date)

<u>Month</u>	<u>Meeting Type</u>
April 9 th	Zoom meeting.
May 14 th	Annual meeting (In person at the Clubhouse)
June 11 th	Zoom meeting.
July 9 th	Zoom meeting.
August 13 th	In-person (at the Clubhouse)
September 10 th	Zoom meeting.
October 8 th	Zoom meeting.
November 12 th	In-person (at the Clubhouse)
December 10 th	Zoom meeting.

Your HOA board members are as follows:

President – Robert Stise

Vice-president – Lisa Barber

Secretary – Stephan Rouveyrol

Treasurer – Alvaro de la Puente

Board Member – Marie Corcoran

Hello Concerned Bayside Lakes Citizens on Social Media,

LOCATION CORRECTION: The CPP meeting will be held at the former Majors Golf Club clubhouse located at 3375 Bayside Lakes Boulevard SE (roughly across the street from the Dollar Tree). It was noted that this would be outside so bring your chair if needed and wear your red shirts.

You may recall a proposal in 2022 where Joy, LLC sought to turn the former Majors Golf Club into a development of around 367 homes. A new proposal, Eden at Bayside Lakes, is in the planning stages for 403 total dwelling units. Apartments look like they're also in the proposal as a separate (but connected) project that could drive the total to over 700 dwelling units. A Citizens Participation Plan meeting (CPP) for our residents to ask questions about the new project will soon be called by the representatives hired by the owner. It's currently scheduled to be held on Thursday, March 28 at 5PM at the Bayside Lakes Clubhouse, 2051 Bramblewood Circle. Residents who live within 500 feet of the affected parcel should soon receive a formal letter inviting them to this meeting.

The CPP will be presented by representatives from Cotleur & Hearing, a Landscape Architect and Land Planning company which has been hired by the land owner. C&H is doing the landscape planning and a layout design of the property only; they are not a developer, and we believe that a development company has not been selected as of this time.

We are a small group established to coordinate activities for residents who wish to oppose this development. We are not affiliated with any HOA within Bayside Lakes, but we're asking for their help to get the message out to everyone. Please make sure you ask your HOA boards to keep everyone informed. Our primary mission is to communicate important info about the proposal and when this will appear on agendas at City meetings (P&Z Board, City Council) so citizens know when to attend.

C&H is required to bring this presentation to us and to consider any concerns we identify in advance of their formal proposal to the City of Palm Bay. We want to listen carefully and gather information at this meeting that will be used to support our position. Our success in defending our property values and maintaining our neighborhood quality of life is best achieved if we avoid confrontation with the presenters. Please be reasonable and respectful, steer away from emotional outbursts, and stick to the facts. We have a long list of concerns (compiled in 2022) that will need to be addressed by anyone seeking to build on the property. We must use this as an opportunity to demonstrate to the presenters and the City of Palm Bay that we are reasonable and rational citizens, willing to listen, yet firm in defending our position.

We need your help to inform all residents in your HOA, especially new members. A very important difference from 2022, residents must hand the presenter a written list of their concerns and questions in order for these to be recorded as part of the official city records. Residents should also email these concerns and questions to Lisa Frazier, the Director of Growth Management at the city after the CPP meeting. Her email address is lisa.frazier@palmbayflorida.org.

We need this communication to reach as many people as possible to show up for the CPP meeting. Parking will be a challenge, but you can expect that we will pack the clubhouse.

Please share this with your friends and neighbors and let us know if you have any questions.

How you can help:

This potentially affects anyone who lives in, shops in, or even drives through Bayside Lakes. We hope you can join us at the Clubhouse for this important meeting on March 28 at 5PM.

Thank you.