

# Summerfield at Bayside Lakes



## Summerfield Volunteers: Major Hedge Row Maintenance Performed

A team of SF Homeowners spent the better part of a Saturday this spring trimming the 1,070-foot-long hedge along Windbrook in SF Phase 2.

The SF Board thanked President Robert Stise and homeowners Jean Levesque, Phil Corcoran, and Tim Bland for their efforts in trimming the hedge back down to 8 feet high. This required special rigging attached to Robert's pick-up truck to reach the desired height. The last trimming, we believe, was in 2021. This added to the degree of difficulty as some branches had grown to more than 1/2" thick, making it very difficult to use standard hedge trimming equipment. Clean-up was also a chore when you consider

the volume of the clippings and the long distance to drag them from the hedge row into the pile.

Volunteer efforts like these save the SF HOA hundreds of dollars each year,

and we are most appreciative of the efforts of these four helpful residents. Next time around, we will be recruiting more help (maybe other than 60+ year-olds) to assist in accomplishing the task.

## Newsletter

May  
2023

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## Traffic Safety—A note from HOA President Robert Stise

Please remember the speed limit is 20 mph. If people are in golf carts or walking, biking, jogging in the street, or vendors' vehicles parked on the street, it changes driver dynamics. This is no different than a Men Working on the side of the road, in a construction zone. All drivers should reduce speed for safety reasons due to changing street conditions. Maintaining 20 mph or above in this instance creates a significant hazard. Remember your drivers exam?? MANY OF OUR RESIDENTS HAVE SLOWED DOWN TO AROUND 20MPH. THANK YOU FOR YOUR SUPPORT.

## President's Corner: A letter from Summerfield HOA President Robert Stise

President's corner. The south side of the hedgerow down Windbrook looked to be in distress. In my opinion our vendor was not inspecting the irrigation system running the entire length of the hedges as per contract. Charging us \$120. per month for the inspection. We found two leaks in the front and the third zone south end was not getting water.

To save money and monitor the system more closely. We found that Flawless was a middleman to ASI, I have eliminated this process and added expense. The irrigation system will come on Monday, Wednesday, and Friday for two hours starting at 0700, as opposed to the middle of the night so people can see if the water is flowing and report an issue. Also the irrigation system will be inspected every other month. This will save HOA about \$700 per year. ASI will contact me prior so I can verify the accuracy of the inspection.

Well Done Charles Zotto for bringing this to my attention.

On 4/26 Joy set up a meeting with me and Rob from ECOR. Rob showed me how to assess the health of viburnum hedge (they are in good health). Thank you Joy for your quick response.

A resident in Yellowwood spotted a couple of coral snakes in her backyard area. Please inspect your yard prior to letting your children out to play.

We replaced two rusted out timers that controlled the lights around our gates as well as the Bayside Lakes lighted sign near Gateland. Thank you to Farook Ali, and his Electrical Apprentice Chris for the install. We saved the money of calling out a commercial electrician. The electrical panel will have to be replaced in about a year.

When HOA needs items or repairs, when possible either Lisa Barber or I will shop at Lowes in order to get better pricing and the veterans discount for SF. However this is not about us. So many of our residents have given up their time and skill set to keep costs down and improve our HOA property.

## President's Corner: A letter from Summerfield HOA President Robert Stise (continued)

If your city street light is either out or stays on during the day please take a picture of the number of the pole email to Joy Simon [joy@fairwaymgmt.com](mailto:joy@fairwaymgmt.com). FPL takes about 45 days to come out and fix the issue.

Oh and Christy I have seen that 8-10' gator, keep your eye out.\ 😊

Finally I have found out from the city that we can remove pepper trees from our preserve which are at the end of Windbrook by the StoneBriar cattle gate. That will probably be a project during late fall/winter.

We are not perfect but strive to do the right thing. We have great caring residents helping out.

May God bless you all,

Robert L. Stise



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## Unscheduled Maintenance to Summerfield Facilities

The first homes built in Summerfield were completed in 2000, which means that some of our supporting infrastructure is approaching 25 years old. In the last six months, unscheduled repairs have been made to:

- automated entrance gate handler,
- hedge row irrigation system & pump,
- fountain pump and fountain lights,
- lighting fixtures around the SF main gate,
- electro-mechanical timer controls

In addition to the increase in the level of repairs, cost increases are placing additional burdens on the HOA maintenance budget. President Robert Stise

outlined in his letter the many cost reduction strategies that the Board has sponsored, including volunteer maintenance activities, pursuit of purchase discounts, and deferral of discretionary projects where possible. We learned in the last several weeks of stormwater facility failures that need to be repaired immediately; quotes are being secured and compared as we are look for the most economical solution.

Be assured that we are doing all that we can to keep our HOA members' cost of ownership as low as it can be, but inflationary pressures and the growing list of projects are adding to the challenge.

## Adam Wiener DO, FAAD, FAOCD



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Adam H. Wiener, DO

## “Attention Developers” Signs Being Posted Along Former Golf Club Perimeter—You can get one too!

Residents with backyards that face the former golf club can contact Phil Corcoran at (321) 914-4633 to get an “Attention Developers” sign to post on the edge of their property. The sign tells developers that the property is zoned for 5 acre lots (minimum) and is expected to remain so until 2045. We’ll continue to work with the Bayside citizen team to find a path to reopen the course. Please consider donating \$10 to Phil to cover the cost of the sign.

**ATTENTION DEVELOPERS**

**THIS PROPERTY ZONED  
ONE UNIT PER 5 ACRES**

**NO CHANGE EXPECTED  
UNTIL 2045**



ON FACEBOOK: [Keep Bayside Lakes a Golf Course Community](#)

# Twisted Biscuit Café

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## What's going on with the Golf Club?

The City of Palm Bay recognizes the value of a golf course in the City, and with the closure of the Majors last June, it took Palm Bay from one course to zero. The City Council held a workshop on March 7 where they heard citizen ideas and input. The Council asked the City Manager to continue to work as a resource to try to find a reopening solution.

### BACKGROUND

In 2022 the property owner tried to make arrangements to build 367 homes on the property, a move that required both a change in future land use designation and zoning. Bayside Lakes assembled an active citizen group that fiercely resisted the property owner's requests to change the zoning and future land use designation. Their efforts really paid off in May 2022 when the P&Z Board rejected the developer's applications and the owner withdrew the proposal even before it even reached the City Council for consideration.

### CURRENT PURSUITS

The citizen group continues to work with the City to explore opportunities and to line up potential investors. The group is also pressing on Palm Bay's Code Compliance organization to enforce ordinances that require the owner to better maintain the property and bring it back to presentable shape. It looks very ugly now, but we think the owner will be required to spruce it up soon.

The biggest problem we have at this time is that the owner has declined to engage in substantive discussions to sell the property to a group interested in reopening the course. We need to remain patient but vigilant as we really do not have any control over the situation. We are confident that the City is working "behind the scenes" to find a reopening solution and the citizen group is ready to provide any assistance they need.

Homeowners are encouraged to look at Tony Catalano's "Keep Bayside Lakes a Golf Course Community" Facebook page to view any news that is posted.

## Zoom Access Numbers for Summerfield HOA Board Meetings

Meeting ID: 862 4958 7190

Passcode: 057508

Audio: (301) 715-8592 (Washington DC)

Or copy/paste this link:

<https://us06web.zoom.us/j/86249587190?pwd=cjJHV05tMWlpOXdEMzhuckFtR2cxZz09>

Expires 12/31/2025

## Summerfield Items of Interest

### On-Street Parking Safety

We know that residents do not always have enough room in their driveways to accommodate guests and contractors who need to park in SF during the day. We had a situation recently where a refuse collection truck from Republic Services could not make its way down our streets near 2106WB and 2107WB.

There were three vehicles parked in close proximity to one another on opposing sides of the street. One of those belonged to a pool service company.



We had a similar problem last September when Brevard County Fire / Rescue was delayed on Windbrook when responding to a 911 call.

Please do what you can to park so that all vehicles can get the access they need.

Please mention this to your contractors, your guests, and other members of your family. Our safety depends on it!

### Caution: Coral Snakes Seen Near Yellowwood.

Coral Snakes are about 20-30 inches in total length. They are a thin-bodied snake with alternating red and black rings separated by narrower yellow rings. They are venomous and can be found in every county in the state of Florida



#### Next HOA Board Meetings

#### Via Zoom

Tuesday June 13 at 5:30 PM

Tuesday July 11 at 5:30 PM

#### Veterans:

Thank you for your service

## Lift Station Failure and Sanitary Sewer Concerns:

A Note from HOA President Robert Stise

Fellow residents, please place only toilet paper in your toilet. On 4/25 just before the storm. The city had to replace another of their pump motors on the Lift Station (by my house) due to rags i.e.,

shop towels, children and adult diapers, paper towels, etc. The failure of the pump stations can cause toilets not to flush or overflow throughout HOA. You get the meaning.

### Advertise in our Newsletter!

Every edition of our newsletter is delivered to 172 homes. If you wish to place an advertisement in the Summerfield at Bayside Lakes newsletter, just send us a note at [somfldhoa@outlook.com](mailto:somfldhoa@outlook.com)

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