

Summerfield at Bayside Lakes

Newsletter

November
2021

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Summerfield ARC Committee Vacancy Exists

If interested, please
contact one of your Board
members or send an
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A Great Place To Live

Changes to Summerfield Covenants to be recommended

The HOA Board will soon be recommending approval of a few changes to the Summerfield Covenants.

Why your Board is recommending changes

- Oak trees in the green belt (between the sidewalk and the street) are causing damage to sidewalks, curbs, and streets and creating safety hazards for the City of Palm Bay along Bayside Lakes Boulevard. The City of Palm Bay has made some costly emergency repairs to sidewalks on Bayside Lakes Boulevard, but has not come up with a permanent fix. Our situation in Summerfield is rapidly moving in the same direction. As our tree belt oak trees continue to grow and mature, we are dealing with increases in property damage, tripping hazards, and repair costs. We would like to give our residents some flexibility in addressing the problem inside Summerfield.
- The Covenants require mulch for all landscape beds although many homeowners now use stone or artificial mulch. We would like fix the Covenants to allow them as well.
- Garage door screens are prohibited in Phase 3 but allowed elsewhere. We would like to be fair to all residents who wish to add them.

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Recommended changes to Summerfield Covenants

Continued from page 1

Please understand that the Summerfield oak tree proposal does not *require* the removal of any oak trees in the green belt. It would give homeowners a few options to address root damage caused by these oaks.

What this proposal would change

- Oak trees in the green belt that are causing a hazard or damage to infrastructure could be removed and replaced, if the homeowner so desires, with another live oak tree or a Muskogee crepe myrtle tree. In any case, ARC approval would be needed in advance.
- Homeowners could use stone or artificial mulch in addition to regular mulch to prevent erosion in their landscape beds.
- Homeowners in Phase 3 could add a garage door screen if they wish.

What would **not** change with this proposal

- Oak trees in the green belt that are not causing property damage would **not** be affected; they could remain in the green belt until a hazard develops
- All other existing landscaping requirements would remain unchanged (sod, irrigation, shrubs)
- All other existing garage requirements would remain unchanged
- An ARC form would still be required for any landscape or garage screen changes you would want to make to your property

All changes to the Covenants require approval of two-thirds of the property owners in the community. Detailed packages soliciting your vote to approve these recommended changes should arrive in your mailbox during the first half of December. Voting by proxy should start in mid-December and end in mid-January.

Another Motor Vehicle Incident in Summerfield

Mailbox demolished by speeding auto

We experienced our fifth auto incident in the last 18 months in SF recently. Before sunrise on November 10 a mailbox was struck by a speeding auto on Windbrook Drive. The mailbox was very close to a green belt oak tree and the driver was quite fortunate to miss the tree. We do have some residents who like to walk before sunrise, and one of them was just down the street but far enough away to avoid injury from flying debris. A Board member was able to identify the vehicle and contacted the police who suggested the homeowner file a police report. The owner of the vehicle was contacted and has agreed to pay for a replacement mailbox. Please drive slowly and carefully and insist that your family members, guests, delivery people, and contractors do the same.



Lock installed on Stonebriar / Summerfield Gate

Swinging gate is now secured in a “closed” position

The gate installed by the parent company of DR Horton at the Windbrook cul-de-sac has not been effective in preventing access to Summerfield from the Stonebriar construction area and neighborhood. It had



been held closed by a small piece of wood and was often left open by people passing through. A padlock was added last week to hold the gate closed and temporary “No Trespassing” signs were posted. Permanent signs have been ordered and will be installed soon. The Board is monitoring activity along the property line and is considering additional steps that can be taken to improve the physical security in the area.

Supply Chain Issue Affects SF Mailbox Paint Color

Rust Oleum Hunt Club Green is out-of-stock

Customer Service at Rust Oleum told our Secretary, Marie Corcoran, that our paint color is not available anywhere in the US and they are not sure when or if it will return. ACE and Walmart said the paint is on backorder. Lowe's has discontinued the entire "Painter's Touch" product line and The Home Depot has deleted the space on their shelf for it. Online suppliers also show this item as stocked-out.

The HOA will not require SF mailboxes to be repainted until the paint supply issue is resolved.

TRAVEL ADVENTURES WITH KATHY & MARIE

Join Your Neighbors for the Safari of a Lifetime

Tanzania: Serengeti to Zanzibar *July 18-27, 2022*



Private Game drives and premier lodges in legendary Wildlife reserves and national parks, including Ngorongoro Crater, the Serengeti and Olduvai Gorge (location of some of the earliest human fossils found by Louis and Mary Leakey).

Experience the "Big Five" soaring in a Hot Air Balloon over the Serengeti and picnic in Africa's "Garden of Eden" Ngorongoro Crater". Relax in Luxurious Kirawira Tent Camp overlooking the vast plains of the Serengeti and be thrilled on game drives aboard special safari vehicles. Finally, fly to Zanzibar's Stone Town, a designated UNESCO World Heritage Site. Float in the Indian Ocean on the handcrafted sailboats called Dhows and learn about the Spices of Zanzibar and the Spice Island Archipelago. You'll meet the Masai People, make new friends on the tour and share your incredible experiences.

This tour is escorted by your neighbor, Marie Ramsey at 1878 Windbrook Drive, who has traveled to 93 countries and has 40 years as a tour director under her belt. Mrs. Ramsey worked as an educator in World Cultures and as a teacher of the gifted. She is an artist and author of a book called Roots and Shoots. The tour company of choice, Tauck Tours, has been named "World's Best" for 22 consecutive years by Travel and Leisure Magazine.

For more information and a brochure, call Marie at 321-960-7723. This is a small group tour and space is limited.

Most meals, Air within Africa, beautiful accommodations and "Life Changing Moments" included - \$8690.00 per person based on Double Occupancy; travel insurance is available for \$769. Air to and from Tanzania is not included.

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Summerfield Items of Interest

Halloween Follow-Up Report

SF gates were closed this Halloween because the Palm Bay Police Department was unable to supply a contracted officer for monitoring our entrance. Since last year, we also tightened up on gate access codes. As a result, vehicle traffic into our community on Halloween was much lower than in previous years, although we did get a good number of pedestrian trick-or-treaters from outside SF. The Board agreed that the gate closure worked well for us this year, and we plan to do the same again for Halloween in 2022.

Golf course potential sale

We know from communications with the owner of the Majors Golf Club that the property is up for sale and have recently heard many rumors about potential offers. We can say that none of those rumors have been substantiated and they do not make sense economically. We also know from our contacts at City Hall that there have been no requests filed to change any zoning at the property. Several of our homeowners have been attending in person and watching the City Council and Zoning Board meetings online. Anyone interested in joining them can e-mail us at somfldhoa@outlook.com and we can provide the meeting dates and times for you.



Stephan & Laura Rouveyrol

Keller Williams Realty Brevard

Stephan (321) 514-5060

Laura (321) 514-5070

srouv07@gmail.com

lrouveyrol68@gmail.com

<https://www.IsellBaysideLakes.com>

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More Summerfield Items of Interest

Speed limit compliance

An officer from the Palm Bay Police Department was hired by SF to monitor speed in the community for one day in mid-October. Three residents were stopped because they were speeding. Each resident conceded that they were probably exceeding the 20 MPH limit; the officer spent some time discussing the importance of complying with the speed limit with each of them. HOA President Robert Stise plans to ask for the radar trailer for a month sometime early next year. We will continue to work with our residents and hold off on speed hump discussions to see if the officer monitoring and radar trailer yield better speed limit compliance.



Bicycle Theft

A bicycle was stolen from the bike rack at the Summerfield entrance gate in October. Cyclists are encouraged to get a lock for their bikes if they intend to park them unattended at the gate.

Next HOA Board Meeting

Tues December 14 5:30PM Via Zoom

Open ARC Committee Position

We still have a vacancy on the HOA ARC Committee. If you are available and interested in serving on the committee, please contact Property Manager Joy Simon or any Board member.

Large Appliance Disposal

Here are a few guidelines provided by Republic Services for disposing of large appliances.

Large appliance disposal is done as part of Republic's weekly bulk waste collection, typically done on Friday in SF. They include washers, dryers, dishwashers, microwaves, and water heaters.

Special rules apply for appliances that contain Freon (like refrigerators, freezers, and air conditioners). You must hire a contractor to remove Freon before Republic will take the appliance.

Republic will look for a contractor tag showing that Freon has been removed.

Refrigerator and freezer doors must be removed or securely closed.

Any appliances left at the curb that are too large for their regular bulk waste truck will be tagged and the crew will arrange for a special truck to come out to pick them up.

If you have further questions, Republic Services can be reached at (321) 989-6030 .

Volunteers helping our Summerfield Community

Mirror Installed near the Lift Station

We appreciate the efforts of Tom Trist and several of his visiting family members for their installation of a mirror at the sharp Windbrook curve near the lift station. The mirror looks great, and it will help improve driver, biker, and walker safety as we approach the curve from either direction. Many thanks, Tom, to you and your family.



Overflow Drain Box Repaired

On October 8 we received several inches of rain in a two-hour period, causing the large retention basin along the canal (behind 1901 to 1997 WB) to nearly overflow. SF homeowner Phil Corcoran looked into the situation and found significant damage in the basin's overflow drain box. He determined that one half the box was collapsed which reduced the flow from the basin into the canal by 50%, causing a near-flood condition.

We contacted the Tillman Canal Company to ask them to repair the drain box, but were told the box belongs to SF and repairs would have to be paid for by the HOA. Phil volunteered to rebuild the damaged side of the box and completed the job within a few days.

Our thanks go out to Phil for looking out for his SF neighbors by discovering and correcting a situation that could have caused major flood damage here in a future storm or hurricane.



More HOA items to share

Welcome Package updated

Summerfield's "Welcome Package" which is provided to new residents moving into our community was recently updated by your HOA Secretary Marie Corcoran. It can be viewed on the Fairway Management website in the Summerfield section, keyword documents: <https://www.fairwaymgmt.com/summerfield/documents>

Then look for "Welcome Package" located at the first drop-down selection.

Summerfield ARC Form - Hyperlink

The Summerfield ARC Form is available on the Fairway Management website in the SF "Documents" section.

Click on "Documents" and then "ARC Form"

- or -

We created this shortened link for you to get easy access directly to the PDF file: <http://bitly.ws/jC8B>

Help your HOA - Pressure wash your street storm gutter

You can help SF lower our community pressure washing cost if you clean the section in front of your house after you do your regular sidewalk and driveway.

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



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Access Numbers for Summerfield Board Meetings

To join Zoom meeting (NEW MEETING ID SINCE 10/12/2021):

<https://us06web.zoom.us/j/84052071766?pwd=OEFMbndwcnHNvcER1YW9QVzRsTzM0UT09>

Meeting ID: 840 5207 1766 Passcode: 057508

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