

Welcome to the Bayside Lakes Summerfield Community!

Dear Summerfield homeowner,

The Bayside Lakes Summerfield Home Owners Association Board of Directors would like to welcome you to our community. We would like to take this opportunity to give you some information about our association and surrounding community.

Your homeowner's association is governed by a Board of five volunteer directors. There is a monthly board meeting, normally scheduled for the second Tuesday of each month. All homeowners are invited to attend the meetings which are held online using Zoom. Meeting information is posted on the community board near our front exit gate 48 hours prior to a meeting.

Fairway Management of Brevard is our contracted property management company. Our property manager, Joy Simon, can be reached at (321) 777-7575 or you can email her at joy@fairwaymgmt.com.

Please take time to read through the governing documents for the community. Copies are available at <https://www.fairwaymgmt.com/summerfield>. If you have questions, feel free to contact the board at somfldhoa@outlook.com. We encourage everyone to send their email address to us to be added to our newsletter distribution list and for updates or special announcements.

Again, welcome to the Summerfield community. We know you'll find our community is a great place to live.

Sincerely,

Board of Directors
Bayside Lakes Summerfield Homeowners Association

Bayside Lakes Summerfield Association at-a-glance

Covenant Information	<ul style="list-style-type: none"> • Copies of the legal dedicatory documents for Summerfield HOA: - Covenants, By-Laws, ARC Form, and Amendments • Located in your closing papers and the Documents Library on the association website, https://www.fairwaymgmt.com/summerfield
Architectural Control Committee	<ul style="list-style-type: none"> • All modifications to the exterior of your property, including painting, fences & landscaping must be submitted and approved by the ARC prior to beginning the project. • Forms for submitting requests for approval can be found in the Documents Library on the website.
Annual Assessments (Dues, Fees)	<ul style="list-style-type: none"> • Annual assessments (also called dues & fees) vary for each phase of the Summerfield development • Annual assessments are due January 1st of each year payable by January 31st. • Payments are to be made in care of Fairway Management to the address on the bill or online at www.fairwaymgmt.com
Meetings	<ul style="list-style-type: none"> • Summerfield HOA holds one annual meeting in the spring for the election of Board members and monthly meetings throughout the year; regular monthly meetings are being held online using Zoom • Notices of meeting times and dates are posted on the message board at the front gate in advance; Zoom contact info is also provided to ensure your attendance • Each homeowner is encouraged to attend the meetings
Contacting the Summerfield HOA Mgmt Company – Fairway Management	<ul style="list-style-type: none"> • Manager is Joy Simon • Telephone contact: (321) 777-7575 • Email Joy: joy@fairwaymgmt.com • Website: www.fairwaymgmt.com/summerfield
Speed Limit	<ul style="list-style-type: none"> • The speed limit throughout the neighborhood is 20mph for all motorized vehicles including but not limited to golf carts • Every homeowner, guests and service personnel are encouraged to pay attention to the speed limit. With our curvy streets, people walking and children playing, 20 is definitely plenty.
Important Numbers	<ul style="list-style-type: none"> • City Hall: (321) 952-3400 • Palm Bay Police & Fire Dept, non-emergency (321) 952-3456 (automated) • Brevard Public Schools: (321) 633-1000
Government	<ul style="list-style-type: none"> • U.S. Post Office: (321) 984-9658 (950 Malabar Rd SW) • For driver's license changes, voter registration, where to vote, etc. please utilize these pages on the Palm Bay City website: https://www.palmbayflorida.org/our-city/new-resident-information

Amenities and Entertainment

- ❖ **Fitness center** – Residents are required to sign in at the Fairway Management facility. Current hours are:
 - Mon – Thurs 9 am – 8 pm
 - Fri 9 am – 5 pm
 - Sat & Sun 9 am – noon

- ❖ **Outdoor recreation** – There is no sign-in for basketball or tennis courts-rules are posted for the tennis courts.
 - **Basketball courts**
 - **Tennis courts**
 - **Playground** – The Clubhouse area playground is available to all Bayside Lakes residents and their guests. But Summerfield residents may not go to any other association and use the pool or playground without permission.
 - **Pool** – Pool keys cost \$25 each and usually issued just one per household. There is a sign in sheet if a resident comes to use the pool and does not have a key, however they must have a picture id with the Bayside Lakes address. Security provided from 5pm - 9 pm M-F and all-day Saturday and Sunday to check ids to ensure that only Bayside Lakes residents and their guests are using the facilities.
 - Children are to be supervised by their parent(s)
 - **Shuffleboard** - Security will provide the poles and shuffles.

Community Resources

Golfers may enjoy playing at The Majors Golf Club, an award-winning championship course. The 18-hole, par-72 classic layout will be memorable for all skill levels.

If you're not a golfer, The Majors Club has the finest bar and grille in the area. You can learn more at: <https://majorsgolfclub.com/>

A few of our favorite restaurants, in no specific order, include:

- ❖ Squid Lips - <https://www.squidlipsgrill.com/>
1477 Pineapple Ave, Melbourne
(321) 2559-3101
- ❖ The Dove III - <https://www.thedovefl.com/>
836 East New Haven Ave, Melbourne
(321) 725-3683
- ❖ Backwater - <http://www.backwaterflorida.com/>
1904 Municipal Lane, Melbourne
(321) 837-3925
- ❖ La Crepe De France - <https://www.lacrepedefrance.com>
707 E New Haven Ave, Melbourne, FL 32901
(321) 837-3760
- ❖ Memaw's Bar-B-Q - <http://www.memawsbbq.com/>
4916 Babcock St, NE, Palm Bay
(321) 409-9670
- ❖ Michelli's - <http://www.michellispizza.com/>
145 Palm Bay Rd, NE, West Melbourne
(321) 953-8488
- ❖ Izzys Diner - <https://www.facebook.com/izzysDinerPalmBay/>
2598 Palm Bay Rd, NE, Palm Bay
(321) 725-9125
- ❖ Copper Chimney Grill & Bar - <https://copperchimneygrillandbar.com/>
1181 San Filippo Dr SE, Palm Bay
(321) 499-4977
- ❖ Pane e Vino - <https://www.paneevinoitalianrestaurant.com/>
1800 W Hibiscus Blvd, #122, West Melbourne
(321) 676-5499
- ❖ Sonnys BBQ - <https://www.sonnysbbq.com/locations/palm-bay>
1020 Malabar Rd, SE, Palm Bay
(321) 953-3997

Summerfield Preferred Vendor Listing

Your HOA Board has composed a list of licensed and insured vendors that have done or will soon do work within the Summerfield Community. This is simply a recommendation by the Board and from fellow residents who have utilized these vendors in the past. These vendors have provided competitive pricing and good performance. **However, the Board and its members are not responsible for any issues that may negatively occur by preferred vendors, such as but not limited to personal or property damage, injuries, non-performance, etc..**

Preferred Vendor / Contact Number	Notes / Specialties
A+ Tree Service (321) 917-1939	Anthony Guiffre
A Brother's Pressure Cleaning (321) 508-4026	Power washing, Roof cleaning, Gutter cleaning, Paver restoration. Michael J. Ovens
Brevard Locksmith and Bicycle Shop (321) 725-0755	For bicycle tune-ups
D&D Hot water pressure cleaning Services (321) 527-1569	Commercial, residential, tile grout and carpet cleaning
Don Reed Roofing (321) 220-0800	All types of roofing needs: Shingles, metal, re-roofing, and repairs.
Exceptional Solar (321) 978-1087	Chad Kendall – Solar panels and other electrical work
Palm Bay Tree Service, Inc. (321) 848-5032	Damian Minick, Expert Climber
Paver Pro (321) 652-6364	Driveway and sidewalk pavers
Precision Sidewalk Safety (321) 816-4554 direct line (877) 799-6783 office	Trip Hazard Removal Specialists This company has worked in Summerfield before and will give group rates.
Phanatik Pressure Washing (561) 703-2713	Jim - Pressure washing – Licensed and insured
RJ Clements Stump Grinding (321) 362-8237	Veteran Owned. Rick is a Deputy Sheriff
Top Wrench Automotive (321) 723-2160	Tom 2661 Palm Bay Rd

Please feel free to contact the board with any concerns or questions. We can be reached by email at somfldhoa@outlook.com.