

Summerfield at Bayside Lakes



Newsletter

June

2022

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Majors Golf Club Closed Opposition to Development Continues

The Majors Golf Club closed after the last round of the day on Father's Day, June 19. At this time, we are uncertain as to what will happen next.

A core team of about 15 homeowners from various Bayside Lakes communities have been vigorously working to oppose redevelopment of the Golf Course into a residential community. Their work started directly after they learned of two variance applications submitted by Majors owner Heather Joyner. Her applications sought approval of variances so Kolter Homes could build 367 houses on 190 acres of the golf course property, right in the back yards of many Summerfield residents.

The opposition team worked hard to get the proposal unanimously rejected by the Palm Bay Planning and Zoning Board with the outstanding support of SF residents and other residents in Bayside Lakes. The developer never even attended the P&Z hearing and ultimately decided to withdraw the applications just days before

the public hearing in front of the City Council.

We are not sure when the owner might resubmit her applications and what changes might be included. The opposition team continues to work with City officials and the City Council to convince them that any development at that site would cause irreparable harm to Bayside Lakes and the well-being of our residents. The team brought forth several potential buyers interested in purchasing the Majors and reopening it as an operating Golf Course.

The residents of Bayside Lakes have made a significant impact to effectiveness of opposition so far and we ask for your continued support. Please continue to attend City Council meetings to show you really care about our community!

Covenants Changes: Oak Tree Clarification

Some residents are a little confused on the changes to the Summerfield Covenants that were adopted in January of this year. This article is designed to provide some clarification on a few points where we have seen some misconceptions.

Under the January 2022 amendment, if an oak tree or the tree roots threaten public safety or integrity to infrastructure, such as roads, utilities, pools, sidewalks, irrigation systems, or the roads, residents should complete and submit an ARC form to remove the tree.

Much of the confusion has been over whether or not another tree has to be put back in the green belt in its place. The Covenants now state: “the lot owner may remove the tree and, if homeowner so desires, replace the tree with another live oak tree or Muskogee crepe myrtle tree”.

So here are the key points of clarification:

1. Green belt oak trees shall remain in place until such time they become a threat to public safety or infrastructure.
2. When a hazard develops, subject to ARC approval, homeowners can elect to have their *green belt trees* removed and (a) not replaced, or (b) replaced with either another live oak tree or Muskogee crepe myrtle tree.
3. Homeowners can select any other hardwood for replacement of non-green belt oaks. Of course, ARC forms are required.

Please double-check the revised Covenants (article II, section 5) to make sure you have the minimum number of hardwood trees required for your property when you submit an ARC form for landscaping changes. ARC forms always need to be submitted when a Summerfield resident is doing anything that changes the appearance of the exterior of their homes.

Palm Bay Ordinance: Green Belt Tree Clearance

Please note that the City of Palm Bay requires branches on streetside trees to be trimmed to no lower than 13 feet. The Code Enforcement can fine residents if they do not maintain the tree clearance accordingly.

Check out our Welcome Package

If you're not sure where to go for a good meal or if you want to try somewhere new, check out the list of restaurants in the Welcome Package on our Summerfield site.

Summerfield Volunteers Stephan and Phil take Care of our Gates: Painting, Repairs, and Maintenance

- Two of our local residents volunteered and came forward to help the community, and we would like to thank them for their assistance.



- Our thanks go out to homeowner and HOA Board Member Stephan Rouveyrol from Windbrook Drive for scraping and painting the front gate. It was in really tough shape. There was significant corrosion, lots of scratches, and the paint was failing due to exposure to the Florida sun. Thanks, Stephan for all of your efforts to made it look new again.
- The latches and hinges on the pedestrian gates have been in almost constant need of repair. In the photo

above, you can see how the bent hinges and poor latch alignment made it almost unusable. Phil Corcoran from Windbrook Drive volunteered to repair the pedestrian gate, bringing his tools and providing parts from his personal “hardware store” for the job. He repaired the broken hinges, realigned the latch, and adjusted the springs so it closes with less of a bang. Thanks, Phil.

- These volunteer efforts **helped the SF HOA save hundreds of dollars in maintenance expense.** In these days of budget uncertainty and rising prices, it really helps!
- Let’s hope we’re all set for a while. If you see someone abusing our gates, please report it and we’ll review our security video to determine who is responsible.





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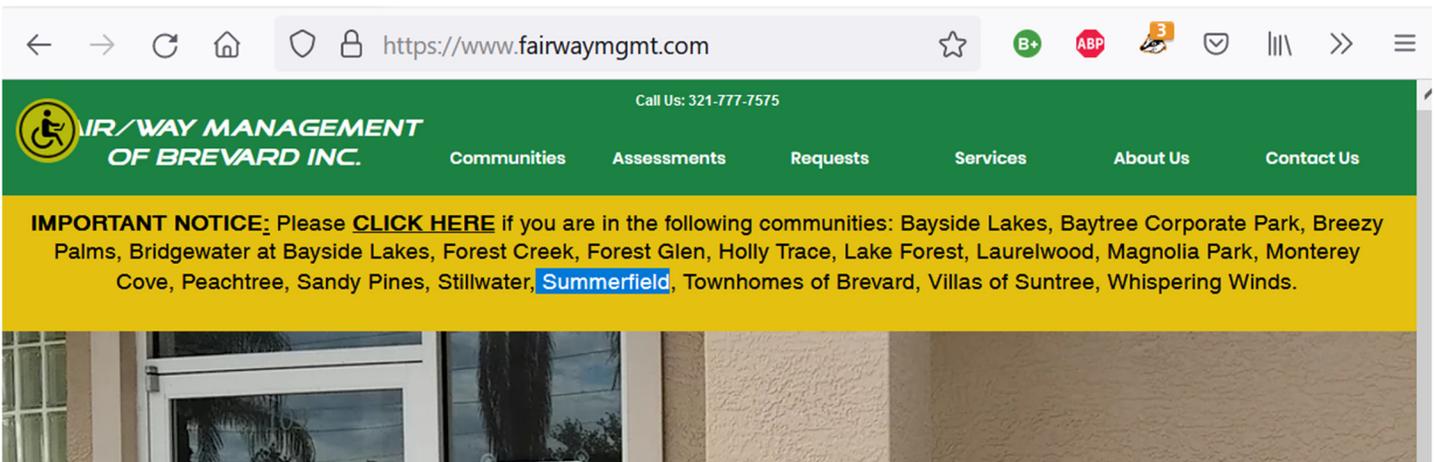
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New Access Instructions for Summerfield Page on fairwaymgmt.com

Please note the new Instructions below for accessing on accessing the Summerfield Page on Fairway Management’s Website. When you reach the home

page of <https://www.faiwaymgmt.com>, you will see an “IMPORTANT NOTICE” asking you to “CLICK HERE” at a spot within the yellow banner to get to our SF page.



Summerfield Items of Interest

Mailbox Paint is Making a Comeback

Hunt Club green is slowly making its way back on store shelves and online. Residents are expected to paint their mailboxes and posts, when needed, with Rust Oleum Hunt Club green. The flag should be painted red.

We would also like to remind residents to make sure their house numbers are readable on the mailboxes. Emergency personnel, visitors, contractors, and even your neighbors appreciate it when they can see your house number on the mailbox when looking to find you.

Please Support our Advertisers

They provide valuable services and are good neighbors in our community. The revenue we receive from them fully funds the publication and distribution of our newsletters.

Next HOA Board Meeting

Tues July 12 5:30PM

Via Zoom

Newsletter via e-mail

If you wish to subscribe to receive a copy of your newsletter via e-mail, please send a note to somfldhoa@outlook.com and you will be added to the distribution list.

Being a good citizen

Laura Rouveyrol has taken it upon herself to help clean up Brevard. She has been picking up trash on her walks recently. Thanks for your work, Laura!



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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More Summerfield Items of Interest

Independence Day Celebrations

This is a gentle reminder for residents to be respectful of people and animals during the upcoming holiday. Fireworks can stress not only people, but also their pets. We'd like to ask that you do all you can to help alleviate the anxiety of fireworks displays.



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I hired Seal Pro to paint three interior rooms in my home, I have found my painting company for future work as well. They were exceptional in every way. Communication was excellent, pricing was fair and reasonable, and the work ethic that was shown by Angel who completed the job in record time was "old school".

My rooms look brand new, I could not be happier. I would absolutely recommend Seal Pro to anyone looking for interior or exterior painting needs.
Top-Notch Company! Lisa Barber



JJ BARBER SPA

Fades Mohawks Shaves Beard trim

**MEN
WOMEN
KIDS**

**WALK-INS
WELCOME**

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Summerfield ARC Form - [Hyperlink](#)

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

Access Numbers for Summerfield Board Meetings HAVE CHANGED!

To join Zoom meeting (NEW MEETING ID SINCE 5/10/2022):

Meeting ID: 862 4958 7190 Passcode: 057508

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