

Summerfield at Bayside Lakes

Newsletter

September
2021

Your Board of Directors

President Robert Stise

Vice President Lisa Barber

Secretary Marie Corcoran

Treasurer [Open]

POA Rep Stephan Rouveyrol



A Great Place To Live

Majors Golf Course is Up for Sale

We learned several weeks ago that the Majors Golf Course is up for sale.

- There is a 25-acre portion adjacent to Summerfield which backs up to the even-numbered addresses from 1724 to 1896 Windbrook Drive. This area currently contains the driving range, the practice putting green, and some unused land formerly set up as practice holes. A portion of this property is already zoned for multi-family housing.
- The remainder of the Golf Course encompasses about 200 acres. All of that remaining property is zoned for single-family housing with a minimum size of five acres per building lot.

These parcels can be sold separately or together.

We understand there are three or four interested parties exploring the possibility to purchase. We have noticed several contractor vehicles on the property taking soil samples and doing surveys.

If the Golf Course is sold to a developer, there are many hurdles for the buyer to go through to get approval from the City of Palm Bay to build. If the Bayside Lakes communities can band together and organize, we can make a case at City Hall against having multi-family units backing up to Summerfield and oppose any re-zoning that would depreciate the special character of our Summerfield at Bayside Lakes subdivision.



Summerfield Community Improvements

Landscaping Inside the Gate

The middle section just inside and between the gates was looking tired and run-down. Additionally, roots from the live oak tree between the gates have been pushing up the asphalt and soon would have caused pavement failure and drainage issues. We made arrangements with our landscaping contractor to remove the oak tree and replace it with a Muskogee Crepe Myrtle. We are told that this variety of tree is better suited for street-side locations because the roots will grow deeper rather than wider and the canopy will be better suited for that small space.

Next HOA Board Meeting

Tues October 12 5:30PM Via Zoom

Upgrades near the Lift Station

The Tillman crews completed their remediation of the canal banks in the late spring. Their work disturbed the irrigation system along the Windbrook hedge row and some of the landscaping around the lift station.

In May we made major repairs to the irrigation in that area, and we will soon be updating the nearby landscaping. Our landscape contractor will be replacing the damaged plants around the lift station with new plantings and adding mulch to the area.

After the landscaping is completed, we will be adding mirrors to improve oncoming traffic visibility at that sharp curve.

We hope these changes will improve driver safety and make the area look more appealing for our residents and guests.

Stonebriar / Summerfield Buffer

DR Horton arranged for the installation of a vinyl fence and break-away gate between their expanding Stonebriar subdivision and Summerfield. It was completed near the end of August.



Summerfield Items of Interest

Tree Trimmings

Please be considerate. When you trim your trees, please stack the trimmings in the green belt for Friday pick-up by Republic.

- Avoid stacking trimmings in the street
- Avoid stacking trimmings on the sidewalk
- Avoid stacking trimmings on or near the storm drains

Homeowner Irrigation Inspections Needed

Some of our early morning walkers have noticed several homes in SF with broken sprinkler heads. They have also noticed some homes have their sprinklers running every day, which is not in compliance with the Water District schedule.

Sometimes sprinkler heads are damaged by lawnmowers or by an auto tire missing the driveway by a foot or so. Please do a periodic test of your irrigation system to see if you have any sprinkler heads to repair.

Please also check the timer on your system to ensure compliance with the St Johns River Water Management District's schedule. During Daylight Saving Time, we can water two days a week and when we are on Standard Time, only one day a week:

	Daylight Saving <u>Time</u>	Standard <u>Time</u>
Odd-numbered addresses	Wed & Sat	Sat Only
Even-numbered addresses	Thurs & Sun	Sun Only

If you want a copy of the Water District's "Watering Restrictions" policy, please send us a note at somfldhoa@outlook.com

Open Board Position

We have a vacancy on the HOA Board of Directors. If you are available and interested in serving as a Director, please contact Joy Simon or any Board member.

Roadway Clearance is 13 Feet

Please be aware that City regulations require a 13 foot clearance on our streets. They want to be sure fire apparatus can safely respond in any emergency. Please check the clearance on your street-side oak trees and if they do not conform, remove any overhanging branches below the 13 foot level.

Speed Limit Compliance is Mixed

We know that many of you share our common concerns about safety and we have noticed better compliance with the speed limit. We want to extend our THANKS to those who have slowed down and made Summerfield a safer place to live. But we need everyone's help. It seems like we see the same cars whizzing by, and we all know who they are. If we can't get everyone to comply, we will be forced to add speed humps to help get speeds down to 20MPH.

Reference Material

The Summerfield Covenants and the Association By-Laws can be viewed online at

<https://fairwaymgmt.com/summerfield>

Look in the "documents" section.

Another Traffic Incident in Summerfield

We had yet another incident at the end of August on our streets. This was the **fourth incident** we recorded inside Summerfield in the last 16 months.

A black Camaro and a lawn care contractor's trailer collided near the 2nd sharp curve on Windbook. The Camaro had to be towed by a wrecker.

The trailer was unloaded and needed a wheel removed before being hauled away for repairs.



Fortunately, there were no injuries reported for this incident, but we cannot allow careless driving to threaten our safety and the safety of our families and neighbors.

Up to now, we have been very lucky.

If this driving behavior continues, **someone could be seriously hurt.**

Drivers must comply with the **20 MPH speed limit** and **pay attention** when driving in our community.



Tell your lawn care company and other contractors about this incident and let them know that we are **serious about their safe driving as well!**

Another Traffic Incident in Summerfield (continued)

Continued speeding will force the Board to install **SPEED HUMPS**.

This will be unpopular
but necessary.

Do the right thing. Talk to your family, friends and neighbors. Be a positive force for change.

Insist on
NO GREATER THAN 20 MPH
in Summerfield



kw BREVARD
KELLERWILLIAMS.REALTY



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>
Se Habla Español
Nous Parlons Français

REALTOR®

International Diamond Society Award Winner

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.

Access Numbers for Summerfield Board Meetings

Link: <https://zoom.us/j/91967091817?pwd=TmJNb3Q5SmhwNTJITmtEdHRHTEZBUT09>

The meeting ID number is 919 6709 1817. The passcode is 057508.
Audio Only (301) 715-8592 [Baltimore]

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.

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.

Summerfield HOA Accomplishments

We wanted to look back over the last 16 months to see what we have done to make Summerfield a special place to live.

Here is what we see as our key accomplishments.

Safety

- Emphasis on speed control - 20 MPH limit
- Brick wall at SF main gate repaired (in danger of falling)
- Sidewalk at Windbrook Circle repaired (from DR Horton project damage)
- Sidewalk on Easterwood repaired (from canal cleaning crew damage)
- Insistence on sidewalk repairs by homeowners (from Oak tree damage)
- Bike rack at main SF Gate to be relocated

Security

- High-definition cameras installed at SF main gate (license plate readers, too)
- SF main gate lighting repaired and upgraded (LED)
- SF main gate electronics repaired (antenna and battery back-up)
- Old gate codes deleted to prevent unauthorized access
- A proposed Stonebriar-to-SF access road at the end of Windbrook opposed and rejected
- A vinyl fence and break-away gate installed between subdivisions
- "No soliciting" rules enforced and new signs posted

Environmental

- Tillman project - canal banks elevated and strengthened;
pipes replaced and stone added to address erosion
- Signs added to storm drains to prevent clogging

SF Appearance

- Windbrook bridge stucco repaired and bridge painted
- Hedge row along canal trimmed & treated to prevent disease
- Irrigation along hedge row repaired (from damage by Tillman)
- Fountain lighting repaired and upgraded
- Limits placed on duration of posting of Contractor signs
- Rented properties must be maintained just the same as owned properties
- Hearing committee formed for fair enforcement of Covenant violations

Summerfield HOA Accomplishments (continued)

Cost Control

- All bids require 3 or more quotes and every purchase is carefully considered (no automatic renewals)
- Volunteer teams are used to do minor maintenance projects at \$0 for labor
- SF newsletter cost is fully covered by advertising revenue

Quality of Life

- Bayside Lakes POA leveraged to push initiatives important to SF residents
- Tire Kingdom proposal to expand into Bayside Lakes opposed and rejected
- President attends City Council & Zoning Board Meetings and he participates to represent our community
- City of Palm Bay repaired sidewalks along Bayside Lakes Blvd
- City of Palm Bay reviewing traffic issues on dangerous curve outside SF gate
- Challenges to potential golf course sale to a developer

Administrative improvements

- ARC process enhanced for better response time on requests
- ARC form updated for better explanations on decisions rendered
- Newsletter via e-mail process added to reduce cost and improve delivery

Communication

- Board of Directors is open, accessible, and transparent
- Board meetings held on Zoom - accessible to all
- Special e-mail address set up to handle homeowner questions
- Homeowner requests addressed promptly by the President, the Board, or Fairway Management
- President talks informally with residents almost every day
- SF Newsletters sent out about every 60 days by US Mail or e-mail
- Welcome packages provided to new residents upon arrival
- Key HOA documents stored on Fairway Mgmt website in SF section

Access Numbers for Summerfield Board Meetings

Link: <https://zoom.us/j/91967091817?pwd=TmJNb3Q5SmhwNTJITmtEdHRHTEZBUT09>

The meeting ID number is 919 6709 1817. The passcode is 057508.
Audio Only (301) 715-8592 [Baltimore]