

# Bay Winds Quarterly Newsletter

## July 2014 – September 2014

Hello All! Here are the latest updates on Bay Winds happenings since the last newsletter in April 2014. As always, if there are any questions, feel free to contact any of the trustees. I can be reached by e-mail at [rbresky@neo.rr.com](mailto:rbresky@neo.rr.com) or by phone at 330 633 8858 or cell 330 388 3586 and Scott can be reached by e-mail at [wspritchard@hotmail.com](mailto:wspritchard@hotmail.com) or by phone at 440 748 2845.

- 1. New Directors Elected:** At the annual meeting on May 17, 2014, Paul Chontos and Bob Bresky were elected directors for a two year term. Paul fills Kathy Good's seat on the board. We would all like to thank Kathy for her hard work and invaluable service on the board. After the meeting, the board met in executive session to elect officers. The results follow: Scott Pritchard - President, Bob Bresky – Treasurer, Bob Brown – Secretary and Paul Chontos and Ron Potter – Directors.
- 2. Park Clean Up:** The annual park clean-up was held on Saturday May 17, 2014 after the annual meeting. We were able to accomplish a lot of work in a very short period of time. We were able to get all the flower beds weeded, cleaned up and mulched, and flowers planted in the common area. Thank you to all who participated on clean up day. You had a hand in beautifying the park and your efforts will be visible all summer. Most importantly, a BIG THANK YOU to **John and Judy Keiser** who so generously, year after year, donate the many flats of flowers that are planted to beautify the common areas. After the clean up, we had our usual get-together at the pavilion enjoying hot dogs and lots of camaraderie, plus placed our bets for our favorite thoroughbreds running for the Preakness.
- 3. A Few Volunteers Needed:** The trim around the doors of the pavilion are still in need of being repainted. If you like to paint and are good at this type of work, the board would love to hear from you. Please see Scott for the details. We will supply the paint and brushes. If you were unable to help on clean up day, maybe this is a project that you could take on at your convenience.
- 4. Lot #25 Parking:** Please be reminded that lot number 25 is not to be used for storage of boats or trailers during the summer. It is ok to park cars or trailers **TEMPORARILY** over the weekend on the lot, but they must be removed before you leave. You are also reminded that you **cannot** store your **boat trailer or empty jet ski trailer** on your property for the summer.
- 5. Pavilion Project and Park Maintenance:** The Pavilion Project is progressing slowly but steadily. Scott was able to get the rough plumbing installed in the new bathroom area, the floor poured and is now in the progress of installing ceramic tile on the floors and walls. Soon, the toilet and sink will be installed and the old bathroom will be canceled out and we can start knocking down walls in preparation for construction of

the kitchen area. At the annual meeting, Darlene Kolesar made a request to the membership to please try and give Scott a hand with this project. We can't expect him to do all the work. She will initiate a sign-up sheet where we can volunteer for a few hours to either help Scott out on the pavilion or do any number of tasks that need to be completed at Bay Winds. We can post a list of what needs to be done such as weeding the flower beds throughout the summer at the marina as well as along both sides of the fence at the entrance, fertilizing the grass, painting the trim on the pavilion, pulling weeds by the sign, trimming bushes, spraying weeds along the jetty, weekly cleaning of the bathroom and pavilion, putting the pavilion trash out for collection weekly, etc. That way, people can volunteer to do those things as their schedules allow. We know that all of you like to go boating, fishing or to the beach in the summer, so if you could give a few volunteer working hours in the morning or whenever you can, that would be much appreciated. We all stand to benefit from the completion of the pavilion and up keep of the park, and shouldn't expect only a few people to work all the time to make it happen. Please volunteer some of your time throughout the summer and give us a hand.

6. **Parking of Golf Carts at the Marina:** Please remember not to park cars or golf carts at the marina in any way that they would block clear and easy access to the launch ramp. For emergency access needs, **do not park golf carts on the jetty.** It is tempting to want to park your golf cart near your boat dock, but the jetty must be kept free and clear. When leaving your golf carts to go out on your boats or jet skis, please park them either on the concrete pad north of the boat ramp, or the grassy common area south of Christine and Cliff Gerber's deck (for those of you who don't know yet... they purchased John Meyer's waterfront unit). The purpose of this request is so that access to the boat ramp isn't impeded and that the grassy common areas under the trees can be enjoyed by our non-boating residents and their guests. On another note regarding Golf Carts: ***Children using golf carts should be accompanied by an adult and observe the 5 mph speed limit. No one should be driving golf carts on Linda Drive or Commodore Court.***

7. **Docks:** The docks were reconnected to their moorings this spring on April 12, 2014. This is the tenth year that we have tied off the docks and free floated them in the center of the marina. Thank you to all who turned out to help reposition the docks and attach them to their land moorings for the summer. In just under two hours the docks were back into their summer positions thanks to **Craig Good, Tim Fagan, Shari and Scott Aliff, Sue Hejl, Bob Brown, Darryl and Carol Will, Paul Orient and Scott Pritchard, Jon Lilley and Dennis, Jim Luteran, Christine and Cliff Gerber, Mark Gorrell and Bob Bresky.** As you can see, we had plenty of help. Thank you also to Scott Pritchard and Paul Orient for hosting the luncheon afterward and to Jeff and Barb Schmitz for cleaning up the beds and mulching near the fence at the entrance to the park.

8. **Mark Your Calendar Now For Our Bay Winds Social Events: July 5, Ribs By the Bay; The month of August: Wine Tasting/Drink Specials at the Pavilion – bring your favorite wine(s) or specialty drinks and a small appetizer.** August also is usually the time for River Run with jet skis and boats. The river run ends in Fremont at the Tackle Box for lunch and presentation of "awards". The date will be announced later. **Labor Day Weekend – the second annual "Deck Crawl". Finally, to end the social**

**season, the Clam Bake will be held the second or third weekend in September.**

Watch your email or the website for details and updates.

9. **Please RSVP:** On behalf of Darlene and Jim who work so hard to plan and put together our park social events, please remember to RSVP regarding your attendance at these events. It makes it much easier to plan the food needs and details for each event. They would also appreciate some assistance in set up of the tables etc. before the event and clean up after. Many people come to the social events, but fail to realize just how much work goes into planning the event and getting things ready so that everyone can have a good time. Please offer Jim and Darlene your assistance at our social events. Jim Luteran has made the RSVP request even easier. You can go to our website and RSVP to Darlene directly indicating what you plan on bringing so that she can plan accordingly. If you aren't computer savvy, then the old fashioned way of phoning Darlene can be used.

10. **Proposed Budget:** Remember that the membership voted at the annual meeting on May 16, 2009 to do away with the Bi-Annual meeting to approve the budget for the following year. The "proposed budget" will be e-mailed to everyone prior to the October directors meeting where the budget is approved. That way, anyone with any concerns can express them. The budget then will be set and voted on by the directors as it has been previously, at their October meeting. Directors meetings are always open to anyone who wishes to attend.

11. **Website:** Thank you to **Jim Luteran** who continues to maintain our website. Our website address is [www.baywinds.info](http://www.baywinds.info) . The password to get into the website is **letmein**. Please keep the password confidential so that we may keep the site as secure as possible. You will find a copy of the current newsletter, trustee meeting minutes, photos of past social events, a link to RSVP to Darlene for social events and a host of other information that you might like to know about Bay Winds.

12. **Speed Limit:** Please remember to observe the **5 mph** speed limit in the park. The **5mph** speed limit **begins as you turn in off Bayshore Road and continues all the way down to the marina**. Sometimes we have a tendency to go a little faster than we should. The **5 mph** speed limit is for the safety of all residents and guests. Please advise your **guests** of the speed limit in the park BEFORE they arrive. The speed limit applies to cars as well as golf carts. If you do see someone traveling down the road at a higher rate of speed than what we expect, please politely ask them to slow down. We have installed some new signs posting the speed limit and indicating that there are children at play in the area. For the safety of all, the posted speed limit applies at all times... not only weekends, but weekdays as well.

13. **Poop Patrol:** Rules and Regulations at Bay Winds require that all dogs be kept on a leash or lead **and not allowed to run free**. Also, please be considerate of others if your pet relieves itself in the common areas, jetty or anywhere else, **by cleaning up after them**.

14. **Quarterly Assessments:** Please be careful in writing your check for quarterly assessments. It should be made out to **Bay Winds Association Inc.** NOT to Northcoast Property Management Co. If you make it out to Northcoast Property Management, it will be returned for correction. This delay may cause you to incur a late fee.

15. **Special Assessments for Sanitary Sewer Line, Water Line:** The sewer project and water line installation is now completed. We have collected through special assessments a total of \$63,158. However, of that assessment, \$4824 was earmarked for rock removal from the marina. That project didn't get completed for several reasons, but we are expecting word from the Linda Drive folks on where we stand with that. Any work on that project will have to be after spawning season is over with. We paid Jeff Wadsworth \$18,000 to begin the Sewer/Water line project in October. Of the \$58,334 collected and earmarked for the Sewer/Water line project, \$40,334 remain. On June 17<sup>th</sup>, when he finished the project, we also paid him an additional \$38,270. We held back \$2064 until the damaged awnings were repaired. As a result, we still owe Jeff Wadsworth the \$2064 plus the cost over-run of the project. The FINAL COST of the Sewer/Water line project was **\$78,860.12**. The cost is greater than the original estimate for several reasons: 1. Wadsworth did hit more rock than expected and we had to pay the cost of \$150 per hour to break it up. 2. We were ordered by the county to put a backflow protector on our water lines. In order to comply with that order and keep the costs to a minimum (since the backflow protector valve is expensive), we had to have the water hydrant at the sign removed. Since there is no source of water there at all now, we had the dirt that we used for planting flowers removed and the sign area was reconfigured. 3. Since the project has taken so long to complete, we no longer will resurface the road this year. We need to allow the road to settle before proceeding with its resurfacing. As a result, the board decided to have Wadsworth top off the road with gravel and dress it up to allow us to get through this summer season. 4. We also had Jeff Wadsworth straighten and reset the concrete blocks near the davit and launch ramp. They were leaning badly and he already had the equipment there to do the job. These things were all at an additional cost above and beyond the original bid by Wadsworth. AS A RESULT, YOU WILL FIND A FINAL SPECIAL ASSESSMENT FOR THE SEWER/WATER LINE PROJECT INCLUDED WITH THIS QUARTERLY STATEMENT. **All special assessments are payable upon receipt and CANNOT be paid in installments. The amount of that special assessment to cover the cost overrun of the project is \$ 982.18. SINCE WE DELAYED COLLECTING ASSESSEMENTS IN THE MONTH OF JUNE, PLEASE PAY YOUR ASSESSMENTS UPON RECIEPT SO THAT WE CAN KEEP OUR CASH FLOW WHERE IT NEEDS TO BE.**

16. **Bits and Pieces of Items Discussed at The Director's Meeting Saturday April 12, 2014:** Approved the installation of the back flow protector valve on our water line as ordered by the County.

Approved the removal of the water hydrant at the sign in order to make the cost of the back flow valve installation more cost effective.

Approved the installation of a concrete drive by Bill and Sue Beach.

Approved the dressing up of the road for the summer season with gravel since we will be unable to resurface it until it has a chance to settle.

We were informed that the Danbury Town Hall was under renovation and would not be available for our annual meeting. As a result, the annual meeting was scheduled to be held at the Welcome Center on May 17<sup>th</sup>.

**17. Bits and Pieces of Items Discussed at the Annual Meeting, Saturday May 17, 2014:** The membership was informed of the progress on the Sewer/Water line project and that there definitely will be a cost over-run for the project. At the meeting, a rough estimate of the cost over-run was given as approximately \$8,400. We will have a final special assessment to collect for this as soon as the FINAL figures are in. The monies collected for rock removal at the marina during the special assessments previously made, are still earmarked for that purpose and cannot be used for the Sewer/Water line project. At the proper time, we will get bids for our next project: road grading and resurfacing. We will get bids for both Asphalt and Chip and Seal.

A discussion was had about the providing of internet service to all members at Bay Winds. This is something that has been in the discussion phase for a while. There was overwhelming support of all present for this service. It is an all or none choice. The membership present directed the board to proceed with installation of the WiFi internet service. We will purchase the necessary equipment from savings and set it up and tweak it throughout the summer. It's estimated that it will cost each unit owner an additional \$20 per quarter thus increasing your quarterly assessments by that amount. In theory it should all work, but there more than likely will be some problems with individuals having difficulty connecting to the system. Our consumer devices such as lap tops, phones, tablets, printers and TV's vary greatly in their ability to pick up signals. So setting up a WiFi system is a bit of an art and a science. Getting strong signals throughout all mobile homes could prove costly because we may need several repeaters. Since this is all an experiment and there are unknowns, we will not be raising your assessments to pay for the service until we know that it is working for the majority of you. If the project is successful, we will raise the quarterly assessments in September to begin paying for the service. **It goes without saying that it will be pass word protected and YOU SHOULD NOT give the pass word to anyone other than your immediate family at Bay Winds. Keep in mind the more people that have the password, the more people that will be using the system and the slower it will become.** Let's keep our fingers crossed that the experiment works and we can provide WiFi to all as a service at Bay Winds at a much reduced cost than if you were paying for it directly.

**19. Congratulations to Jim and Marilyn Luteran:** Jim and Marilyn will be celebrating their 50<sup>th</sup> Wedding Anniversary in June. They plan on celebrating that milestone with a trip to Hawaii. All of us at Bay Winds offer our hearty congratulations on their Golden Wedding Anniversary.

**20. Condolences to the family of Tim and Cathy Richardson:** Tim's father **James "Terry" Richardson** passed away on June 9<sup>th</sup> at the age of 84. All of us at Bay Winds offer our deepest sympathies to Tim and Cathy and their family.

**21. Guest Dockage:** For your information: please be aware that the east side of the main floater CAN be used as temporary or transient dockage at any time for a day

**or two by both Bay Winds residents as well as Linda Drive owners and their guests, but it cannot be used as permanent dockage for any one individual. In addition, our guest dockage also includes dock 9A (which is clearly marked) and is the last outside finger dock on the main floater as well as dock 25 next to the Davit. ALL GUEST DOCKAGE IS FOR SHORT TERM TRANSIENT USE ONLY!**

**HAVE A SAFE AND HAPPY TIME AT BAY WINDS THIS SUMMER!**