

Bay Winds Quarterly Newsletter

July 2017 – September 2017

Hello All! Here are the latest updates on Bay Winds happenings since the last newsletter in April 2017. 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 or by phone at [330 633 8858](tel:3306338858) or cell [330 388 3586](tel:3303883586) and Scott can be reached by e-mail at wspritchard@hotmail.com or by phone at [440 748 2845](tel:4407482845).

1. **New Directors Elected:** At the annual meeting on May 20, 2017, Scott Pritchard, Darryl Will and Jim Kolesar were elected as Directors for the three positions that were open. However, Paul Chontos notified us that he would be resigning his position on the Board. Doug Bedevelsky was elected by acclamation to fill that unexpired term. After the meeting, the board met in executive session to elect officers. The results follow:
Scott Pritchard - President, Bob Bresky – Treasurer, Darryl Will – Secretary, and Jim Kolesar and Doug Bedevelsky – Directors.

2. **Beautifying the Park:** Since the Spring clean-up and mulching had already be completed by Berrie’s Lawn Service, all that needed to be done was plant flowers. Thank you to all the Bay Winds “ladies club” members who helped in planting the flowers in the common area by the Pavilion on Saturday afternoon May 20th. Most importantly, a BIG THANK YOU to **John and Judy Keiser** who so generously donated the many flats of flowers that are planted to beautify the common areas. In the evening, we had our usual get-together at the pavilion enjoying hot dogs and hamburgers and lots of camaraderie, plus placed our bets for our favorite thoroughbreds running for the Preakness.

3. **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. As far as cars are concerned, lot #25 is really only to be used as overflow parking for guests if you don’t have room in your driveway. Please keep lot #25 open for guest parking and park your vehicles in your own driveway or on your own property. **You are also reminded that you cannot store your boat trailer or empty jet-ski trailer on your property for the summer. We were inspected by the State last year, and expect the same again this year. Please make sure that you comply with these rules and also make sure that you have your house number prominently displayed on your unit.**

4. **Pavilion Project and Park Maintenance:** The Pavilion Project is progressing slowly but steadily. Work continues on getting the Kitchen constructed and becoming a reality. This is to be done as funds and time allow. Please try and give Scott a hand with this project. The concrete floor has been poured in the kitchen and the rough wiring is done. Next is insulation, rough framing and getting ready for the dry wall. As the summer months approach, please consider volunteering to do small jobs that need to be done in the park through-out the summer. Things like weeding the flower beds as weeds appear at the marina as well as along both sides of the fence at the entrance, fertilizing the

grass, trimming bushes, spraying weeds along the jetty, weekly cleaning of the bathroom and pavilion, putting the pavilion trash out for collection weekly, etc. These are things that need to be done on a regular basis to keep the park looking sharp. Please consider taking the time occasionally to help with these tasks as your schedule allows. We know that all of you like to go boating, fishing or to the beach in the summer. If possible, consider giving a few volunteer working hours in the morning or whenever you can. Your efforts would be greatly appreciated by all. 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.

5. **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 near the waterfront of Commodore Court's marina. 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.***

6. **Docks:** The docks were reconnected to their moorings this spring on April 22, 2017. This is the thirteenth 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 a little over an hour, the docks were back into their summer positions thanks to **Craig Good, Bob Brown, Darryl & Carol Will, Jim Kolesar, Paul Orient and Scott Pritchard, Jon Lilley and Dennis Hicks and Kody, Paul Chontos, Kim Kluth, Scott and Shari Aliff, Doug and Karen Bedevelsky and Ryan, Steve Cifranic, Sean Gilson, Joel Novak, Steve and Cheryl Downs, 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.

7. **Mark Your Calendar Now For Our Bay Winds Social Events: June 10th** The running of the horses at the Belmont Stakes.... Appetizers and wager on your favorite horses. **July 1st** Ribs or BBQ Chicken by the Bay. It has been increasingly more difficult to obtain a good price for the Ribs as we have done in the past. If pricing continues to spiral upward, we may try BBQ Chicken instead. **July 15th** Island Fest -- Kelly's Island is invaded by Bay Winds for a fun time. **August (TBA)**.... Wine tasting at the pavilion. Bring your favorite wine or beverage to share and enjoy an evening at the pavilion with your neighbors. **August (TBA)** ... River Run to the Tackle Box... date to be determined. **Labor Day weekend Sept. 2nd** The Bay Winds Deck Crawl. **September** The second or third weekend in September will be the final social event of the season with the Clam Bake. Tentative date is September 16th. Mark your calendar now so that you don't miss out on all the fun. Watch your email or the website for details and updates.

8. **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.

9. **Proposed Budget:** 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.

10. **Website:** Thank you to **Sean Gilson** who is maintaining our website. Our website address is 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, and a host of other information that you might like to know about Bay Winds.

11. **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. **For the safety of all, the posted speed limit applies at all times... not only weekends, but weekdays as well.**

12. **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**. We have recently been finding dog droppings in the common area by the pavilion and some residents have indicated finding “presents” in their front yards as well. Bottom line is **clean up after your pets!**

13. **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.

14. **Bits and Pieces of Items Discussed at The Director’s Meeting Saturday April 22, 2017:** The board requested bids to refurbish the boat docks. So far we received only one bid from Bruce Brockett of \$20,000 to remove the docks in the fall, sand blast, repair and paint the docks, then place them back in the water in the spring. We also asked for bids from Premier Painting and Meggit but have not received any bids from these companies as yet. Jeff Wadsworth came out on April 21st to fill the chuck holes with slag and will return to dress the road after the annual meeting depending on what the membership decides to do regarding the road at that meeting. The man-hole cover in front of Bresky/Kolesar needs to be raised about 3 inches. The trustees also discussed the Wifi system that is not performing as expected.

15. **Bits and Pieces of Items Discussed at the Annual Meeting, Saturday May 20, 2017:** There were three Director’s positions open for election. Scott Pritchard, Darryl

Will and Jim Kolesar were elected as Directors to fill the open positions. Paul Chontos resigned his position on the board and Doug Bedevelsky was elected to fill the unexpired term and will serve on the Board with Bob Bresky until their terms expire next year.

Jeff Wadsworth will soon be spreading gravel to dress the road for this year. In the past, a few residents expressed interest in having gravel placed in their drives when Jeff Wadsworth does the road. If you would like gravel for your drive, contact Scott Pritchard. You will be invoiced individually for the gravel placed in your driveway.

The Ohio Manufactured Homes Commission requires a Park Inventory List when filing for an operating license. You all received a form to fill out and return to Karen Gresh at North Coast Property Mgt. Co. This form was in your packet that was sent out for the annual meeting. **The information needed for each unit is: Owner name, Mobile address, Lot number, Year, Make and color of the Mobile unit. You can email this information to Karen Gresh at KGresh@ncpmgt.com or call her at 419 734 6139 Extension 103.** If this information is not provided when we apply for our license, a penalty will be assessed to the Association. **Please take the time to do this NOW! Thank you.**

We will be having the boat docks removed from the water in the fall and refurbished. They will be sandblasted, repaired if necessary, primed and painted, then put back in the water in the spring. We have received only one bid so far of approximately \$20,000 from Bruce Brockett and are still hoping for bids from Meggit and Premier Painting. We discussed how much of our savings we could use to cover the cost of the dock refurbishment. After some discussion, it was decided to use about \$17,000 of our savings to pay for the dock work (leaving \$5000 in the savings account). **The additional cost will be assessed to each unit in a special assessment.** While the docks are out of the water, we will also ask the company that gets the contract to pull up all the rip rap that has slipped into the water and redress the side walls of the marina.

A lengthy discussion was held on what to do with the road. Some wanted to just dress with gravel each year, others wanted a more permanent solution. A motion was made and seconded to just dress the road with gravel each year. The motion was defeated. The membership felt that a more permanent solution was necessary. We have been postponing this for years and it's time that we address it fully. A motion was made to move forward with a permanent paving of the road from Bay Shore all the way down to the marina by the Fall of 2018 or Spring of 2019. The motion was seconded and a vote taken. The motion passed. We are now committed to a permanent paving of the road which will take place in the Fall of 2018 or the Spring of 2019. The road will be asphalt from Bay Shore all the way down to the pavilion and the turn-around area by the marina will be concrete. Based on preliminary estimates that we have received, the total cost of the project will probably be more than \$100,000 which will be assessed to each home owner. **This project is coming and will be a reality, so now is the time to start putting funds away to pay for it. You will be apprised of the final cost to you as we obtain final bids and contract out the work. The estimated cost per unit could be anywhere between \$4000 and \$6000. Please plan accordingly and start saving NOW.**

We discussed the Wifi situation and how frustrating it was that it wasn't working as expected. A motion was made and seconded to scrap the project and stop collecting monthly for the cost. The motion was defeated. After more discussion, it was agreed to have a professional check the system and recommend what we need to do to make the system work as expected.

Prior to the annual meeting, the Directors met to review and approve architectural plans submitted for improvements at lot 14 -- Steve Cifranic (Siding and Roof), lot 11 --Doug Bedevelsky (Patio/Porch Enclosure) and lot 22 -- Jon Lilley (Front Porch)

16. **Updated Rules and Regulations:** The Board of Directors reviewed the Rules and Regulations for Bay Winds Marina and Park and made a few changes. The revised 2017 Rules and Regulations were provided for you in your annual meeting packet. We removed the rule referring to LP tanks (rule #12) since it was no longer applicable, and in its place addressed fireworks in the park. Rule #12 now states “**Aerial fireworks are strictly prohibited on home sites and all common areas at Bay Winds including the Marina and Jetty**”.

17. **Reminder about Garage Sales:** In the past, the membership had some concerns regarding garage sales in the park. Although no one objected to having a garage sale, they did express strong feelings about having them on a holiday weekend. Please be considerate and not plan a garage sale for any holiday weekend. Traffic up and down the road is significantly increased -- often at higher speeds than is safe, and parking is at a premium especially when residents have friends visiting and guests staying over. The safety of children playing outside in yards was also a paramount concern.

18. **Trash at the Pavilion:** Please remember that the trash service at the Pavilion is strictly for disposing of trash generated by our gatherings and other trash that is generated during construction at the Pavilion or in keeping Bay Winds spruced up throughout the summer. It is NOT for the disposal of personal trash by residents. Everyone is expected to make their own arrangements for trash removal at their individual units.

19. **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!

