



Homeowners Association Newsletter  
August 2021

**Board of Directors**

Bill Pidgeon, President,  
Brian Teal, Vice President  
Renee Landen, Treasurer

**Bayside Property Management**

Sara LaPointe  
321-676-6446; Fax: 321-428-5700  
[sara.baysidemgmt@gmail.com](mailto:sara.baysidemgmt@gmail.com)

**Committees and Chairpersons**

ARC – Joyce Vass  
Communications – Nancy Cartwright  
Due Process – Robin Dennis  
Entrance/Gate – Brian Teal  
Finance – Renee Landen  
Grounds – Lyne Teal  
POA – Bill Pidgeon  
Pool – Brian Teal

[Fairway Isles at Bayside Lakes | HOA in Palm Bay, FL \(communitysite.com\)](http://communitysite.com)

**Bayside Lakes Clubhouse (closed)**

Monday - Friday from 9 am to 5 pm  
Phone: (321) 984-2201

If you have news, announcements or anything you would like to see in the newsletter, let us know.



**Communications Committee**

Nancy Cartwright ([nancycart@mindspring.com](mailto:nancycart@mindspring.com))  
Carol Daly ([carol.0630@yahoo.com](mailto:carol.0630@yahoo.com))  
Lyne Teal ([lyneteal@hotmail.com](mailto:lyneteal@hotmail.com))



## Next BOD Meeting — TBD

The next BOD meeting is tentatively scheduled for September 27 to be held by Zoom. We will keep you informed if this changes.



## Trash —

Do not put out trash containers until after Thursday's lawn cutting.

## Fencing



The BOD approved a bid from Horizon Surveyors for \$1,500 to survey the Fairway Isles' property adjacent to the new construction.

The BOD also approved a revised bid from Carrie's Fence for \$16,120 for a 6-foot, black, vinyl-coated chain link fence, pending the survey of the property line.

When the survey is complete, the BOD will meet with Carrie's Fence to ensure we have an agreed-upon length of fencing to be provided in their bid.

August 13 is the planned installation date.

## Pool and Cabana Restrictions Remain

After contacting Florida Department of Health – Brevard County, the information provided at the beginning of the Covid pandemic remains valid.

- There is not a mandatory requirement to close a pool by the State of Florida.
- Implementation of social (physical) distancing of six (6) feet and gatherings of ten (10) persons or less within the pool and adjacent pool deck areas remains the same.

**Note:** Seating cannot be placed within three (3) feet of the pool.

- Where applicable, each user is responsible for the cleaning of chairs/tables, removing trash (including food items), etc. before and after use.

**Note:** Food and glass containers are not permitted within the pool or pool deck areas.

- In order to accommodate all residents, we strongly encourage you to limit your visit to 1-1 1/2 hours and two guests per household, in order to ensure everyone has an opportunity to enjoy the space safely.

The pool/cabana areas are closed between 9 am – 12 pm on Monday and Friday for maintenance.



# PLEASE FLUSH TOILET AFTER USING

(Check after  
your children too)



Take dirty diapers home.

## Pool Users — Clean up after yourselves!

Recently there have been a few things at the pool/cabana that are of concern.

- The toilet with waste had not been flushed.
- There was toilet paper all over the floor.
- The garbage container was full of diapers, takeout food containers, dirty pizza boxes, etc.

This type of garbage cannot sit there until trash pickup. The summer heat magnifies the odors and decomposing food and dirty diapers cause a health hazard. As has been asked in the past,

**PLEASE**  
**take your diapers, food containers,  
leftover food, etc. home.**

## Parking

There have been more parking violations than usual, so it's good to remind you of some parking rules from the Declaration, Article III, Section 14.



1. No overnight street parking
2. No parking that blocks the sidewalk
3. No parking on the grass

It is against the law to park facing oncoming traffic.

## Homeless Cats



Recently, a significant increase in the number of homeless cats has been seen. They have been hiding under vehicles and even try to get into homes.

The Brevard County Sheriff Animal Control has been contacted and they advise no one should attempt to capture the cats as they may be wild and may have rabies. In addition, they should not be fed or handled.

# Fairway Isles — A Deed Restricted Community

## Are You Acquainted with the Association's Documents?

A deed restricted community is where the community has a homeowner association that has rules and regulations pertaining to the use of land and the look of the neighborhood. Usually it is initiated by the developer.

When you purchase property in a deed restricted community, you are bound to comply with local zoning laws and agree to abide by certain restrictions that are incorporated into the "deed" or ownership contract for your property. Most deed restrictions cover the outside appearance of your property, but can restrict any number of other conditions, such as number of non-related individuals who live in a dwelling.

When you were thinking of buying a home in Fairway Isles, you should have gotten a copy of the deed restrictions before you bought and read it over carefully to make sure you can live with the rules. Go to our web site to see the Fairway Isles documents: [Fairway Isles at Bayside Lakes | HOA in Palm Bay, FL \(communitysite.com\)](http://communitysite.com)



## Avoid Project Rejection — Read the Fairway Isles Documents

The ARC has had to reject requests for projects because they do not adhere to the rules, either in our *Declaration of Covenants, Conditions and Restrictions* or the *Rules, Regulations and ARC Guidelines*. These requests waste the time of the submitter and the ARC and prolong the time needed to get a project request approved.



### How It Works

1. Property owner(s) are required to complete an application for Exterior Property Modification requests, available online from the Fairway Isles web site, and submit along with supportive documentation to Bayside Management Services (BMS), PO Box 110130, Palm Bay, FL 32910-0130, who will forward the request to the ARC for consideration.
2. If approved, you will be informed by telephone or email that the request, as written, is authorized and that a written authorization will be forwarded shortly.
3. You can now proceed with the modifications.
4. The ARC members will sign a copy of the approved application at a regular monthly meeting and a copy will then be forwarded to you.
5. If disapproved, the ARC will notify you that the request has been denied along with the reasons for the denial. The process begins again when you send a new request.

**Note:** Handwritten changes to your original application will not be accepted unless signed and dated by you and the ARC chair, or if unavailable, by two ARC members.

Be aware that unapproved changes made are considered violations of the rules and the Association has recourse to fine the violation until it is corrected. Do not agree to or begin work on any type of exterior modifications prior to receiving ARC approval.



## Storm Shutters

Since there is nothing in the recorded Declaration of Covenants, Conditions, and Restrictions that addresses Storm Shutters, the following provisions from the *Rules, Regulations and ARC Guidelines* will apply.

### **DECEMBER through MAY**

Shutters shall not be installed or closed when hurricane season is not recognized unless storm warnings are issued.

Note: Homeowners who are winter residents may install or close shutters if leaving before May and remove or open them within seven days of returning in January through April, following the hurricane season conditions set forth in the next section.

### **JUNE through NOVEMBER**

Homeowners present during the hurricane season shall install or close hurricane shutters only after storm warnings are issued and shall remove or open them within fourteen days.

Homeowners absent for prolonged periods of time or homeowners who must rely on outside assistance may install or close shutters at their convenience with the following conditions:

1. Front windows, rear windows facing other Fairway Isles homes, and side windows on corner lots: **MUST USE** clear or translucent shutters.
2. Doors and window located within covered porches and side windows that are closely adjacent and parallel to other houses: may use all types of shutters.
3. Existing shutters, approved by ARC application under prior rules, are 'grandfathered' until such time those shutters require replacement.

**UNDER NO CIRCUMSTANCES ARE ANY TYPE OF HURRICANE SHUTTERS ALLOWED TO BE KEPT ON ANY WINDOW OR DOOR YEAR-ROUND BY RESIDENTS OR HOMEOWNERS.**

**ALL SHUTTERS MUST BE REMOVED BY DECEMBER 1<sup>ST</sup>.**