



Homeowners Association Newsletter

May 2021

REMEMBER THOSE WHO SERVED



ALL GAVE SOME, SOME GAVE ALL

Memorial Day — May 31

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

May Highlights

09 – Mother's Day
05 – Cinco de Mayo
06 – National Nurses Day
31 – Memorial Day

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

Bayside Lakes Clubhouse (closed)

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



Honoring you for what you mean to family.



Next BOD Meeting — May 24

The May BOD meeting is tentatively scheduled to be held by Zoom.
Details will be sent to you.



Update — The Preserves of Stonebriar — Phase I

The BOD is investigating installing a barrier between Fairway Isles and The Preserves of Stonebriar. Because the Stonebriar developers have installed a partial fence, the decision has been made to wait and see if additional fencing will be added.

Pool Use During the Pandemic

The guidelines that were provided at the beginning of this pandemic remain valid.

- Pools can remain open (our pool/cabana areas are closed between 9 am and 12 noon on Mondays and Fridays for cleaning and maintenance)
- Distancing of six feet
- Gatherings should be limited to ten persons or less

With respect to our neighbors, limit your visit to 1 to 1-1/2 hours and two guests per household.

See the full list of regulations for pool use later in this newsletter.



Entry/Gate and Grounds

The exit gate was recently damaged by a contractor's truck. Repairs will be made and paid for by the contractor.

The work on the front island is ongoing and thanks to Lyne Teal, the force behind all this, believes it will look great. Thanks also go to Bill Pidgeon and Renee Landen who are taking an active part in the effort. Volunteering rewards both the volunteer and we who are on the receiving end.





and
**Exterior Property
Modifications**

**BEFORE submitting your
Application to Modify the Exterior of a Property —**

Please read the

“Rules, Regulations and ARC Guidelines.”

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.

Do not agree to or begin work on any type of modifications prior to receiving ARC approval.

Landscaping Is Your Responsibility

Remember to trim and thin trees to allow light to filter through to the grass.

In addition, rake up those leaves that block sunlight, smothering the grass and preventing moisture from evaporating on the lawn. This may cause fungal problems and grass death, resulting in a patchy or dead lawn.



Pool and Cabana Regulations with Pandemic Changes

- Legal requirements: All pool activities are to be conducted in accordance with applicable State and Local laws and regulations.
- Risk: The pool will be used at the risk of the individual(s) using the facility. No lifeguard is in attendance.
- Gate: The gate is always to be closed and locked at all times; do not open gate for person without a key.
- Hours: Pool and cabana hours are from dawn to dusk. POOL RULES DURING THE PANDEMIC: Limit your stay to 1 to 1-1/2 hours.
- ~~Maximum Occupancy: No more than 20 persons shall occupy the swimming pool at any one time. Cabana capacity for events is no more than 30 persons.~~ POOL RULES DURING THE PANDEMIC: 6-foot distancing and 10 persons limit.
- Age Limits: Individuals at the pool under 18 years old must be accompanied and under the supervision of a responsible person over the age of 21 years.
- Guests: The resident/owner must always be with guests at the pool. A guest is considered a visiting friend/family member and/or house guest that is staying overnight. POOL RULES DURING THE PANDEMIC: Limit of 2 guests
- Classes: No organized classes are permitted that encourage outside guests nor that involve a paid instructor whether by fee or donation.
- Shower Requirements: All individuals shall shower, and all lotions, creams and oils shall be completely removed before entering the pool.
- Swimwear: Only proper swimwear is allowed in the pool. No cutoffs, shorts or thongs.
- Diving: No diving is permitted. The life-saving devices provided are for emergency use only.
- Physical Restrictions: No diving, running, or jumping in and around the pool or cabana. Any similar activity that poses a threat of injury to any person shall not be allowed in or around the swimming pool or cabana.
- Pool Heating: The heating schedule for the pool is as follows- November 1 to May 1. Only authorized personnel will maintain the temperature of the pool. Tampering with the set temperature will result in forfeiture of the right to use the pool.
- Privileges:
 - Homeowners who are not in good standing forfeit their right to use the pool.
 - Unauthorized entry to the pump area will result in forfeiture of the right to use the pool.
- Food & Beverages Litter: No food or beverages are allowed in the pool area. Refreshments are permitted in the area within the cabana roof. All litter is to be disposed of in the containers provided. Absolutely NO GLASS CONTAINERS ARE ALLOWED IN ANY AREA.
- Restrooms: The two restrooms in the cabana are to be kept clean. Use containers provided for used paper towels. Please turn off all lights.
- Diapers: Only Red Cross-approved swimming diapers are allowed.
- Pets: No animals or pets are allowed in or around the pool, deck or cabana areas.
- Toys: Bicycles, skates, skateboards, scooters, etc. are not allowed inside the fenced or screened-in areas surrounding the pool.
- Audio Devices: Radios or other audio devices are permitted but shall be played at levels so as not to disturb those outside the pool area.
- Safety Floats: The swimming pool safety equipment shall not be used for recreational purposes.
- Private Events: Application must be made to the Association for approval two weeks prior to having a private party at the pool. However, all residents must still have access to the pool and cabana during the event.
- **Pool/Cabana Area: All areas are to be kept clean with tables and chairs being returned to their original positions. Recyclables are to be placed in the recycle container (yellow lid) and garbage in the provided container. Excess garbage shall be placed in bags and taken home for disposal.**
- The Homeowners Association reserves the right to close the facility at any time for maintenance and/or emergency reasons. POOL RULES DURING THE PANDEMIC: Pool closed Mondays and Fridays: 9-12 noon
- No smoking materials, tobacco products, or gum are permitted in or around the pool, deck, or cabana areas.

A Bit of Fairway Isles Nostalgia

(Contribution by Lyne Teal)

REAL ESTATE

One-year, adjustable rate mortgage, excluding points, is 3.63%, up from 3.61% last week.

Section H

Dave Berman, business editor, dberman@flatoday.net



Photos by Emily Barnes, FLORIDA TODAY

Tom and Carrie Stavish talk in front of their home in Palm Bay. The couple, both 83, will celebrate their second wedding anniversary this summer.

Figure 1

This newsletter clipping is from 2003. Check out the mortgage rate in the upper right.

Home, sweet home

Fairway Isles home suits newlyweds, 83, to a tee

By Anne Straub
For FLORIDA TODAY

Newlyweds Tom and Carrie Stavish chose a new home in Fairway Isles to go along with their new lives together, and they couldn't be happier.

"My husband gets up in the morning and says, 'This is a nice house. I love this house,'" Carrie Stavish said of the home in Bayside Lakes in Palm Bay. "We're really very happy here."

The couple, both 83, will celebrate their second anniversary this summer in the home, which they moved into in March.

"When we saw Bayside Lakes, we said, 'This is it.' It's clean, it's neat, it's beautiful," Carrie Stavish said.

Friends and neighbors in New Jersey for years, the two started dating after Carrie had been a widow for 10 years and Tom lost his wife, Betty, a good friend of Carrie's.

Carrie Stavish resisted the idea of a relationship at first.

"I said, 'I'm never getting married, never,'" she recalled. "Finally, Tom says, 'Why can't we go to breakfast? What's wrong with going to breakfast?'"

After a few breakfasts, she gave him an ultimatum: No more dates unless he went to



Tom and Carrie Stavish sit in the living room of their home in Palm Bay. One of Carrie's favorite features about the house is the massive living room window.

church. So he went, and "we ended up getting married in church," Carrie Stavish said.

Unlike many residents, they're not golfers.

"You see golf carts going by all the time," said Barbara Lamb, sales representative for Tiffany Homes, the builder in Fairway Isles.

Some residents split the year between a summer home up north and their Fairway Isles home.

See Home, 2H



Carrie Stavish looks up at the built-in shelf in the front hallway of her home in Palm Bay, where she displays part of her doll collection.

Community close-up



J. Jostlin, FLORIDA TODAY

- **Community:** Fairway Isles
- **Builder:** Tiffany Homes
- **Location:** In Bayside Lakes in Palm Bay, off Eldron Boulevard, south of Bayside Lakes Boulevard
- **Homes:** 159 total, including 52 in phase two
- **Lot size:** 50 feet by 115 feet, bordering The Majors Golf Club, nature preserve or lake.
- **Home size:** 1,505 to 1,815 square feet
- **Price range:** \$135,900 to \$146,900
- **Association fees:** \$90.75 a month
- **Average home:** Stucco-covered concrete-block villa-style, with three bedrooms, two bathrooms, great room, two-car garage.
- **Features:** High skip-troweled ceilings, transom windows, plant shelves, art niches, tiled showers, tiled kitchen, gas or electric stove, microwave, maple or oak cabinets, R-30 insulation in roof.
- **Amenities:** Heated community pool, cabana, gated entry, lawn maintenance, sidewalks, city water and sewer.

Figure 2

Lots of interesting information on the right. However, lots of it is not so in 2021.

Fairway Isles home suits couple

Home, From 1H

"They can just lock the door and leave. There's a gated entry, and the lawn's taken care of," Lamb said.

Nearby Westside Elementary School is an attraction for young families, as are the new businesses being added nearby.

"This area is growing," Lamb said. "It's wonderful."

That growth includes Bayside Lakes' planned recreation center, which will include a kitchen, party room, Olympic-size swimming pool, exercise equipment, basketball court, tennis courts, outdoor grills, a playground and more.

The Majors Golf Course, which borders Fairway Isles, includes a clubhouse which recently opened a restaurant serving breakfast, lunch and dinner.

Twenty-four lots in the second phase remain available.

"We enjoy the whole house. Every bit of it."

— Tom Stavish,
home owner

The Stavishes hadn't planned on moving to Florida. The two took a vacation to the state last year and never went back — literally.

They had boarded an Amtrak train in Sanford to return to New Jersey in April 2002 after their three-month vacation. That train went off the tracks less than an hour into the trip, in Crescent City. The couple's car turned over, and each suffered broken bones and bruises.

Tom Stavish told his new wife he didn't want to return to New Jersey, but would like to relocate

to Florida — even though the trip was his first to the state.

Carrie Stavish asked for some time to think and pray about it, then agreed.

"I thought: What difference does it make at this age in our lives, as long as we're both happy?" she said.

They asked relatives up north to send their things.

Though they experience flashbacks to the trauma of the train wreck, they're thrilled with their lives in Fairway Isles.

Carrie Stavish chooses the great room as her favorite part of the house because she likes the cheerful, spacious feel and the architectural details on the windows.

Her husband has a harder time being specific.

"We enjoy the whole house. Every bit of it," he said.

Figure 3

Editor's Note: I bought one of those 24 lots in Phase II in 2003 and have never regretted it.



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

Communications Committee

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