

BAY TREE GOLF & RACQUET CLUB HOA
NEWSLETTER
July 1, 2009

Parking Stickers

All vehicles are required to display either a parking sticker issued by the Association or a guest parking pass. If you rent your unit please make sure the rental agency will provide your tenant with a parking pass. This pass should display the unit number & length of stay. Commercial vehicles of any type are not allowed on the property except to perform maintenance work for an owner or the Association. Commercial vehicles are not allowed to be left overnight. Anyone in violation of not displaying the proper parking permit will be towed at the owners' expense.

Pets

Only **OWNERS** are allowed to have pets. Pets must not weigh more than **25 pounds**. Owners are required to clean up (pick it up) and properly dispose of any pet waste. Anyone caught not obeying this rule will be in violation.

Pool Use

The pools are for the use of the owners and guest. Guest also includes tenants. Some owners are under the impression tenants are not allowed to use the swimming pool areas. This is not correct. The tenants/guest are allowed to use the pools as long as the owner has provided the key.

Also, the Association spent a lot of money to reissue the pool keys this year. **DO NOT OPEN** the gate to anyone who does not have a pool key. If they do not have a key they should not be there.

If you have not picked up your pool key yet, please remember the property management office is not open on Saturdays or Sundays. Keys can be picked up Monday - Friday. The office will be closed July 3rd in observance of the holiday weekend.

After Hours Emergencies

The property management office uses an answering service after hours and weekends. Unless you are calling with a viable emergency, something that will result in property damage to a unit, such as water leaks, fire, etc. the answering service **will not** contact anyone from the property management office until the following business day. These calls are billed to the Association. Before you call after hours and weekends please make sure this is an emergency and needs to be addressed right away in order not to further damage you or your neighbor's property. All NON-EMERGENCY phone calls will be returned the following business day. Excessive use of this service in non emergency circumstances will result in the owner being fined.

There are instances when an owner will have to take matters into their own hands and notify the police department. If someone is keeping you up at night making loud noises, such as playing the radio too loud, you may contact the police department after 11:00 pm to take care of the issue. If you feel threatened by someone or something call the police.

The Association is not here to handle personal disputes between you and a neighbor. You will have to handle these type issues yourself.

Violations of the Rules

Please note the rules and regulations state owners must notify the **President of the Board in writing**. You must include an accurate description and details with respect to the time, place, and other circumstances. When possible, confirmation from additional parties should be included. Verbal notices or complaints will be received by the President of the Board only in an emergency. Written complaints may be sent to the property management office; copies will be made and sent to the Board of Directors immediately upon receipt.

Owners will be notified in writing of the violation. If you do not rectify the problem within ten days of receipt of the HOA letter, you will be assessed a \$25 per day fine as passed by the Board of Directors in 2008 until the problem is rectified. It is not our wish to impose any additional expense to owners with tenants. However, we feel it is in the best interest of Bay Tree Golf and Racquet to protect our owners and properties. Renters continue to violate our By-Laws and seem to be of the understanding that because they rent, that they have the same privileges as owners. We can impose no demands on the renters. As a result, our only recourse is through the property owner.

Have a great summer.

Board of Directors.