



Bay Run

COMMUNITY NEWSLETTER

VOLUME FIVE ISSUE 3

BAY RUN HOMEOWNERS ASSOCIATION INC.

AUGUST 2005

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BAY RUN COMMUNITY GARAGE SALE

**Friday, Saturday & Sunday
 August 12, 13 & 14
 8 a.m. to 3 p.m.**



See Page 3 for Details

BAY RUN COMMUNITY UPATE

A message from Julie Solis, Bay Run Homeowners Association President

Even though the hot weather will be with us for some time to come, summer vacation time is just about over, at least for the families in our community. The kids are back in school this month, so we all need to be alert and slow down when driving through the community, especially during school pickup and drop-off times. Driving safely is a good idea at any time, especially with all the traffic congestion and distracted drivers we share the roads with today.

The association has received approval from Orange county for the \$5,000 RENEW grant. The money will be used to further improve our entrance area, including additional landscaping and a general refurbishing. The end result of all these changes will be an entrance we can all be proud of, one that will further enhance the positive impression visitors and potential buyers have of our Bay Run community.

While we're taking about creating a positive impression, it's important to remember that each of us has a responsibility as homeowners to keep our homes and yards in good condition. For most of us, that's as easy as keeping the grass cut at least once a week, making sure our yards aren't cluttered with the toys and other equipment, and keeping our roofs and sidewalks cleaned. Take a walk around your house and yard on a regular basis to see what needs fixing up. You might be surprised at what you find. It only takes one or two homes in need of maintenance or repair to negatively affect the impression, and the value of all the homes in a neighborhood.

Just as a reminder, our contract with Property First Inc. includes regular inspections of the community. One of those inspection tours is coming up this month, so if you have been putting off some needed maintenance, now is a good time to take care of it. If you're not sure whether or not your home needs a little sprucing up, use the checklist on page 2 of this issue as a guide.

On another subject, if you haven't been on our website recently, you might not recognize it. The site, which is located at www.propfirst.com/BayRun, is provided to us as a free service by Property First, and it's been completely redesigned. It looks great and is really easy to use, so make sure you take a few minutes to bring up the site and check it out.

That's about it for this issue. Make sure you're ready for the garage sale that replaces the one that got rained out in June. As indicated in the newsletter, it will be held on August 12, 13, and 14th. Have a great Labor Day weekend.

Julie Solis

COMMUNITY INSPECTIONS SCHEDULED FOR AUGUST!

The board and Property First will be conducting neighborhood inspections throughout Bay Run this month, so if there are any maintenance projects you haven't finished, now is a good time to take care of them. If you're not sure what the association is going to be looking for, use the list below to check out your home.

The House

- Roof is free of dirt and grime. There are no missing shingles or tiles and no mildew.
- Trim is intact, no peeling paint.
- Paint is not faded, no mildew.
- Screens intact, frames are in good condition.

The Driveway and Sidewalk

- Driveway is clean, no stains from vehicle leaks or mildew.
- No mildew or stains on your sidewalks or driveways.
- No weeds growing in between sidewalk or driveway seams.
- Driveway and sidewalk edged.

The Yard

- Lawn is healthy, cut and edged with no bare or dead spots.
- Beds weeded, mulched, and dead plant material removed.
- Shrubbery healthy, trimmed, and free of dead foliage.
- Trees are free of dead limbs and/or palm fronds.
- Yard is free of equipment/toys except for what is in use.

HOW DID YOU DO?

IT'S THE LAW...

There were a number of new traffic laws created during the last legislative session, and most of them could affect you when you're behind the wheel. Here's a quick summary of some of the new or modified Florida statutes that could impact you and/or your family members who drive.



Vehicle Radio Noise: The statute that regulates the noise level of audio device sounds emitting from a vehicle has been amended to reduce the acceptable audible distance from 100 feet to 25 feet. Fine could be \$70.

Turn Signals: The statute requires using a turn signal when passing or overtaking another vehicle. A second statute requires that a turn signal be used when changing lanes on a multiple lane roadway. It is illegal to use turn signals when parked or as a "pass me" signal. Fine could be \$118.

Railroad Crossings: A new statute makes it a moving violation to attempt to enter a railroad crossing unless there is space for you to move all the way across it.

License Plate Visibility: Statute clarifies that the following must be visible on a car plate: the word FLORIDA, the REGISTRATION STICKER, and the alphanumeric TAG NUMBER. Sunshine State and the county may be covered.

Minimum Speed Limit: Statute sets the minimum speed at 40 miles per hour on all interstate roadways, except where the speed limit is 70 MPH, the minimum speed shall be 50 miles per hour. Fine could be \$60.

Seat Belt Law: Law enforcement officers may now stop any vehicle where it appears occupants under the age of 18 are not wearing seat belts. Children (under 18) must be buckled up while riding in any car, pickup truck, or van, no matter where they are sitting.

Children through the age of 3 must be secured in a federally approved child-restraint seat. Children ages 4 through 5 must be secured by a federally approved child-restraint seat or a safety belt. Drivers are responsible for buckling up the child. Statutes still allow ticketing of adult driver and/or front seat adult passenger for not wearing a seat belt if stopped for another violation. Fines vary by jurisdiction, \$50 - \$75.

THE HOUSE DOCTORS

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- Lawn and Yard Care
- Pressure Cleaning
- Rescreening and Repair
- Concrete Work
- General Repairs

407-766-2474
FREE ESTIMATES!

**August 12, 13 & 14
IT'S TIME FOR
THE GARAGE SALE!**



It's time for our rescheduled garage sale, which will be held this month on Friday, Saturday and Sunday, August 12, 13 & 14. Sale hours will be 8 a.m. to 3 p.m. each day. The sale will be advertised, and the sale banner will be placed at the entrance as in the past. It's a great opportunity to share those treasures you no longer need and make some money doing it! There's no permit required. Just get your items together and set them out on each day of the sale. Remember not to leave your offerings out overnight.

**WHAT TO DO IF YOU FIND
A NOTICE ON YOUR DOOR...**



In the last issue of the newsletter, we ran this explanation to help you know what to do if you should get a deficiency notice. Since inspections are taking place this month, we thought it might be helpful to repeat the information for you.

If you find a notice on your door concerning a covenant related deficiency, all you have to do is correct the problem within the time indicated, or contact Property First Inc. at (407) 282-6795 to let them know the circumstances preventing you from doing so, and when you will be able to take corrective action. Complying with the covenants protects the value of our property and our community, and it's something we all agreed to do when we purchased our homes.

HEED THE WARNINGS ABOUT RABIES

As reported in the media, Central Florida is experiencing increased occurrences of rabies. Animals at risk include feral cats, raccoons and foxes. Rabbits, armadillos and squirrels are considered low risk. Pets can be infected if bitten, so keep them close, and don't let kids play where wild animals gather. There are two types of rabies:

- **“Dumb” Rabies:** An animal may become shy or hide, or become unusually approachable. This may be followed by sluggishness and appearing to be confused or depressed.
- **“Furious” rabies:** An animal may become excitable, irritable and aggressive. At times, it may seem confused and calm, then attack suddenly when approached. The animal may lose all caution around natural enemies.
- **Other signs of rabies include:**
 - Daytime activity in animals normally active at night.
 - Staggering, weakness, paralysis or drooling.
 - A change in the sound of the animal's voice.
 - Inability or reluctance to eat or drink.
 - Convulsions and frothing at the mouth.

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MOSQUITO ALERT

The Florida Department of Agriculture & Consumer Services is alerting people to protect themselves and their horses and other animals against mosquitoes. Although there has only been one confirmed human case of a virus, more horses are now infected with European Equine Encephalitis than at this time in 2004.

Recent heavy rains in Florida have resulted in a spike in the mosquito populations, so use repellent, especially at dawn and dusk. The CDC expects the West Nile Virus to again be present in Florida.

THINGS YOU NEED TO KNOW



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**7 DAYS A WEEK
FREE ESTIMATES**

WALKWAYS	POOLS
DRIVEWAYS	PATIOS
OD TILE	BOATS & RV'S

DID YOU KNOW WE HAVE A NEW WEBSITE?

The Bay Run website, which is provided as a service by Property First Inc., has been completely redesigned. It really looks great, and it's easy to use. Among the new features is a bulletin board where you can post items for sale. Take a minute to check it out. www.propfirst.com/harborbend.

CHECK THE SPRINKLERS

Are you watering your lawn, or the sidewalk, street and your neighbor's yard? Check your sprinkler heads to make sure that the water you pay for is going where it is supposed to be, on your plants and grass.