



Bay Run

COMMUNITY NEWSLETTER

VOLUME SIX ISSUE ONE

BAY RUN HOMEOWNERS ASSOCIATION INC.

1ST QUARTER 2006

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YOUR BOARD OF DIRECTORS

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MARK YOUR CALENDARS!

ANNUAL MEETING

March 7, 2006

**Little River Elementary
 100 Casewell Drive**

IT'S ALMOST TIME FOR OUR ANNUAL MEETING!

An update from Julie Solis, Bay Run HOA President

Hi Neighbors...this is our first newsletter of the year, so I want to take a few minutes to bring you up to date on what's happening in Bay Run.

This year's Annual meeting will be held on Tuesday, March 7th at Little River Elementary School, 100 Casewell Drive. Check your notice for the time. Tom MacCubbin of the Orange County Cooperative Extension Service will be our guest speaker. In addition to having written several books, he also has a column in the Orlando Sentinel. Bring that weed you're trying to kill or a picture of the plant you're trying not to kill. Tom can answer your lawn and garden questions. Remember, it's important that you attend, because we need a quorum to elect directors and conduct the business of the association. If we don't have a quorum, we'll have to reschedule.

I will not be able to serve on the board next year, due to being busy with my family and raising my little girls. I need to spend more time with them. I have enjoyed serving my community, and urge you to get involved, even if it's only for a year. We all need to contribute to make Bay Run everything it can be.

We have distributed the fire extinguishers that were purchased as part of the Orange County Crime Prevention grant. If you didn't get your extinguisher (each homeowner in Bay Run is entitled to receive one) contact Beth Palmer at Property First. We were also able to repair and upgrade the irrigation system due to another part of the grant program.

The Lawsuit against the assisted living operator living in our community is still in process. We will update you as more information about the progress of the suit becomes available.

On another front, in a couple of months it will be springtime. I can hardly wait. In the interim, this is a good time of year to fertilize your lawn, to give your grass time to absorb the nutrients it will need to return to a green, healthy state when the growing season starts again. And don't forget to trim those seasonal bushes back while they are in a dormant state.

While you're out looking at your yard, remember to take a look at your house as well. Winter grime can creep up on all of us, but if you take care of the little problems now, and they won't become big ones later. I know I keep mentioning it, but it's important that we all keep our homes and yards in top condition, to ensure that our property values are protected. The jump in home values that started last year seems to be slowing, so maintaining our community becomes even more important to maximize value and help keep Bay Run a pleasant and enjoyable place to live. See you at the meeting!

Julie Solis

GET A HEAD START ON YOUR TAXES



Tax time is almost upon us. April 15th may seem a long way away, but it will be here before we know it. It's a good idea to get ready now, before the activities of the New Year distract you until the deadline is suddenly upon you.

1. **Get all your records together** – hopefully, you've been doing that all year, but if you haven't, now is the time to start looking for and sorting those charity receipts, (needed for gifts over (\$250) sales tax records on large purchases, tax receipts, and other documents you will need to claim those deductions. When the mail starts coming in, keep all those tax forms and income and interest statements you receive in one place (with your records) until everything has arrived.

2. **Check those changes** – The IRS site has a link to what's changed on its entry page at <http://www.irs.gov/>. Even if you use a tax preparer, you should be aware of tax law changes. The IRS site also has downloadable tax forms. Other sites such as TurboTax, Kiplinger and MSN also offer tips and advice.

3. **Estimate your taxes Online** – Use free online tax estimators to get a peek at your refund (or how much you owe). Intuit's estimator is at www.turbotax.com/ (under tax planning and tips in the left hand column). Or use Kiplinger's TaxCut at www.taxcut.com/taxtips/taxresources.htm

WHAT CAN YOU DO IF A SEXUAL OFFENDER OR PREDATOR LIVES IN YOUR COMMUNITY?

Hardly a week goes by without a story about a sexual offender or a sexual predator. Thankfully, the truly horrible incidents seldom occur, but the stories do cause the average person to be uncomfortable when they find that a sexual offender/predator is living in their community. The Association E-Lawyer offers the following advice to homeowners and Homeowner Associations:

First, and for context, the terms sexual offender and sexual predator are generally defined as follows: Sexual offenders are persons who have been convicted of committing one or more of a designed list of felonies such as, but not limited to, Sexual Battery, Lewdness, Indecent Exposure and Obscenity. Sexual predators are persons who are already sexual offenders and who: (a) Commit or attempt to commit a capital or life felony of kidnapping or false imprisonment of a child, and in the process commit a sexual battery or lewd or lascivious sexual act on the child; (b) Commit or attempt to commit a sexual battery, or lewd or lascivious offense upon or in the presence of (1) a child under 16, or (2) an elderly person or disabled person without that person's consent; or (3) Promotes, uses, sells, or buys a minor for sexual performance.

In accordance with Chapters 775 and Chapter 944 of the Florida Statutes, the Florida Department of Law Enforcement and the local law enforcement agencies are required to notify members of the community of a sexual predator. If the individual is labeled a sexual offender, they are only required to provide information to persons who request such information. The statutes also provide immunity to these agencies for unintentionally disseminating information that is later proven incorrect.

It is important to note that the statutes **do not** give the same immunity to community associations or private individuals or entities for disseminating incorrect information, no matter how well intentioned. Accordingly, there is potential liability to residents and community associations for incorrectly identifying an individual as a sexual offender or predator.

The best course of action for both community associations and individual residents to take is to first check the FDLE website, which is under "links" on our website at [www.propfirst.com/Bay Run](http://www.propfirst.com/BayRun). Click on the search button to open the search page. You can search by name, address or neighborhood. If the person you suspect of being a predator or an offender is not listed, contact the local Police or Sheriff's office and ask them to confirm the status of the individual you suspect. If they have no indication that this is the case, don't take any action you could be liable for later.

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ARE YOU CONSIDERING A REMODELING PROJECT?



Some projects have better payback potential than others. Before you decide to invest those hard-earned dollars in a major remodeling project, check out the cost and return (how much it will increase the value of your home) on some of the most popular remodeling projects below. Costs and returns should be considered an average and may vary by area. This information comes to us from Home Remodeling Magazine.

| Project | Cost | Value Added | Comments |
|-------------------------|------------------------|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Kitchen | \$15,000 to \$20,000 + | 80%- 110% of cost | Cost includes new cabinets, counters, re-wiring; structural changes, relocated plumbing, new cabinets and top-of-the line appliances. |
| Bathroom | \$7,500 to \$10,000 | 80% to 115% of cost | Cost includes new fixtures and fittings, tile floors and walls; structural changes, and any relocated plumbing. High-end materials/fixtures raise the cost. |
| Room Addition | \$30,000 to \$40,000 | 50% to 100% of cost | Depends on type of addition; a family room or new master suite will add more value than office or fourth bedroom. |
| Adding a deck | \$5,000 to \$10,000 | 40% to 60% of cost | The warmer the climate, the more value added. |
| Re-Paint exterior | \$1,200 to \$3,000 | 40% to 60% of cost | A new coat of paint prior to sale adds the "best profit" to an older home. |
| In-ground swimming pool | \$20,000 to \$30,000 | 20% to 40% of cost | Cost assumes an average-size pool (16' x 32'); value added depends on desirability to future owner. Many banks don't include pools in their appraisals. |

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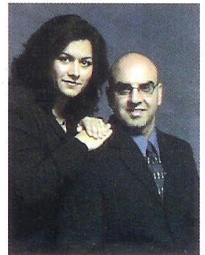
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**DID YOU KNOW
WE HAVE A
REDESIGNED
WEBSITE?**

We do, and It's located at:
www.propfirst.com/BayRun.

It's where you'll find all our documents, meeting minutes, and other information about the community. If you have a suggestion for other items that you think should be on the site, or in the newsletter, contact Property First (407-282-6795).

THINGS YOU NEED TO KNOW



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**THE INSIDE STORY ON
PREVENTIVE MAINTENANCE**

Things you should do to keep little problems from becoming big ones -

- Clean/seal grout in kitchen & bath
- Inspect plumbing shutoff valves
- Test/exercise circuit breakers
- Dust Smoke alarms/check battery
- Tighten/balance ceiling fans
- Clean aerators/shower heads
- Clean refrigerator drain pan
- Clean kitchen exhaust fan filters
- Grind ice cubes in disposer
- Replace HVAC system air filter
- Clean HVAC system drain lines
- Check washer hoses, lint in vent
- Drain 1-2 gal. from water heater
- Maintain drains with baking soda & hot water instead of chemicals.