



Bay Run

COMMUNITY NEWSLETTER

VOLUME FIVE ISSUE 4

BAY RUN HOMEOWNERS ASSOCIATION INC.

OCTOBER – DECEMBER 2005

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BAY RUN COMMUNITY GARAGE SALE

**Friday, Saturday & Sunday
 November 4, 5 & 6
 8 a.m. to 3 p.m.**



Banner will be placed on Wall!

WE'RE GETTING READY FOR THE HOLIDAYS!

A message from Julie Solis, President, Bay Run Homeowners Association

It's hard to believe that summer is over and that we are in the last quarter of 2005, but it is, and we are. Behind us is a wet but quiet summer, at least when compared with 2004. Ahead we have Halloween, Thanksgiving and the Christmas Holidays.

We have two events planned for the holiday period, a Halloween Costume Contest for the kids at the Gazebo on October 30th, and our annual Holiday Lights Contest. Judging for the latter will be on December 16th. Full details on both events are included elsewhere in this newsletter. There will also be one more garage sale this year, to be held on November 4th, 5th and 6th. Details of the sale will be found on page 3.

In the good news department, we did get the Crime Prevention grant from Orange County. The proceeds will be used to paint new numbers on the curbs at each home, to help the Fire and Police find us in an emergency. Each household will also be receiving a fire extinguisher. The work on the new entrance lights is proceeding nicely, and we hope to have the installation completed soon. The budget has been adopted, and the new dues will be \$155 per home. The increase will help defray higher operating costs and legal fees.

For those of you who haven't heard, we have an illegal assisted living facility operating in Bay Run. Attempts to get the homeowner to cease operation have been unsuccessful, so we have filed suit against the owner. We will keep you informed as the lawsuit progresses.

We mentioned last month how important it is that we all keep our homes and yards in good condition, and that it only takes one or two houses in a state of disrepair to affect the appearance of the entire neighborhood. The board wants to thank those of you who have responded to that message. It is appreciated, not only by the board but by your neighbors.

For those of you who haven't yet taken the steps to improve your home's appearance, why not make it a goal to do so before the holidays. We all need to make an effort to keep our homes clean and painted, the yard mowed, the lawn edged, the bushes trimmed, and trash cans out of site. If you're not sure what needs to be done, use the maintenance checklist that we have again included in the newsletter. It's an easy way to do a quick check of your home's overall condition. Let's make Bay Run as attractive as it can be for the holidays.

On behalf of the board and myself, our very best wishes to each and every one of you for the upcoming holiday period. May the new year bring you health, happiness and success.

Julie Solis

WORTH REPEATING....



As noted previously, we are conducting monthly property inspections. Use this checklist to see how your home compares with one that is well maintained.

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.

HEY, KIDS! ARE YOU READY FOR THE HALLOWEEN CONTEST?



Join us on Sunday, October 30th, when will we gather at the Gazebo at 4:30 to judge who has the best Halloween costume this year. There will be first, second and third place prizes in each of three categories: The age categories are 2-5, 6-9 and 10-12. Prizes are gift certificates from Target, Wal-Mart and Toys-R-Us. There will be Halloween candy for everyone!

ELECTRIC BILLS GETTING HIGHER?



Last year's hurricanes and the more recent weather events will continue to affect fuel costs for some time, which means our electric costs will continue to rise. There are however, some key areas where you can control costs and still keep the lights on:

Heating/Cooling

Cooling and heating represents 58% of the average electric bill. Keep your thermostat at 78 degrees or higher when cooling and 70 or lower when heating. You can save 7-10% for each degree above 78 or below 70. Keep your fan set to auto. A constantly running fan can add as much as \$25 a month to your bill. Clean or replace your furnace filters monthly.

Ceiling Fans

Turn ceiling fans off when not in the room. Fans cool people, not rooms and if run constantly, each fan can add \$7 a month to your electric bill. The average home has five ceiling fans, so you save as much as \$35 a month.

Pool/Spa

Limit your pool pump run time to six hours in the summer and four hours in the winter. Running at four and six hours (instead of eight) can save you \$7-\$14 a month on average.

How Your Electric Costs Are Distributed (Source FPL)

Cooling/Heating	58%	Lighting	3%
Pool/Spa	16%	Laundry	3%
Water Heater	9%	Electronics	3%
Appliances	8%		

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FREE ESTIMATES!

**November 4, 5, & 6
IT'S TIME FOR BAY RUN'S
LAST GARAGE SALE OF 2005!**



It's time for our Fall garage sale, which will be held on Friday, Saturday and Sunday, November 4, 5 & 6, from 8 a.m. to 3 p.m. each day. The sale is not being advertised this time, but 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. Please remember not to leave your merchandise out overnight or outside of sale hours.



WE NEED YOUR HELP!

As most residents already know, the picket fence On Deerwood is in need of some repairs. We have had a problem finding a person to do the work at a reasonable rate, so we are hoping to make this a weekend community project. We are asking for volunteers to join us at the fence on Sunday, November 13th.

With us all working together, it shouldn't take more than a few hours to repair the broken sections of the fence, and the association will save hundreds of dollars that can be used elsewhere in the community. No painting. Just repairs.

If you are willing to volunteer to help on this project, please call Bob Bomia at (407) 282-0107 or Beth Palmer at Property First (407) 282-6795. Thanks in advance for your help in improving our community!



**GET READY FOR THE ANNUAL
HOLIDAY DECORATING CONTEST!**

There are so many events in the last quarter of the year that sometimes it's hard to keep track. Once Halloween and Thanksgiving are past, it will be time to get ready for our annual holiday decorating contest.

Once again this year we will be holding a holiday lights judging for the best decorated home in Bay Run. The judging will be on December 16th, and There will be first and second prizes awarded for the two best homes. Check your lights now to make sure you will be ready!

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Daylight Savings Time Ends on October 30th

Spring forward, fall back. It's an easy way to remember which way to adjust your clocks. Daylight savings time ends this year at 2 a.m. on Sunday, October 30th. Unless you're a real night owl, remember to set your clocks back one hour before retiring Saturday night.

There was some confusion earlier this year about whether or not daylight savings time was going to be extended a month, but that change will not take effect for a couple of years, to allow for adjustments to time controlled equipment.

THINGS YOU NEED TO KNOW



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Sometimes the Bark Is Worse Than The Bite

Bay Run is full of animal lovers, and a lot of us have man's (and woman's) best friend as part of our immediate family. Unfortunately, some of our canine residents have a habit of barking excessively, even when safe and sound at home.

If your canine pal falls into this category, this is not only disruptive to those living around you; it also violates local ordinances and our covenants. As your pet's "parent" you have a responsibility to control your best pal so that he is not a disturbance to others. A little discipline will go a long way toward avoiding a fine or a visit from local law enforcement.