



Bay Run

COMMUNITY NEWSLETTER

VOLUME SEVEN ISSUE 2

BAY RUN HOMEOWNERS ASSOCIATION INC.

AUGUST 2007

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YOUR BOARD OF DIRECTORS

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 Steve Gayle..... Vice President
 Tina Wilson... Secretary-Treasurer
 Paul Counihan..... Director

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SCHOOL OPENS THIS MONTH!



PLEASE DRIVE CAREFULLY

BAY RUN ASSOCIATION UPDATE

Dear Bay Run Homeowners,

I hope you are enjoying your summer despite the heat. I would like to take this opportunity to introduce myself to all of you. My name is Pam Johnson and I have recently been elected to serve as President of your Homeowners Association. I have served as Board Secretary for several years now. Also serving on the Board are Steven Gayle, Paul Counihan and Tina Wilson. We all consider it a privilege to represent your interests and will strive to continue to improve our community.

Have you noticed our updated wall colors at the front entrance? I'm sure you didn't miss our patchwork quilt of colors popping up all over the wall. We tried out nearly twenty different colors before we settled on the current tri-color combination. It was a lengthy process with varied opinions. We very much appreciated the feedback from those of you who contacted the property management company or one of the board members. Our biggest decision was between the new color combo and the Florida greens combo that was painted on one section of the wall.

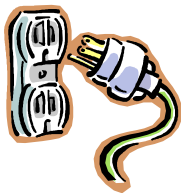
Both were very nice, and the greens were very fresh and contemporary but in keeping with the more muted earth-tones of our subdivision (and required of homeowners) the decision was made to use the taupe/tans. We hope you like them. By the way, all of the wall repairs, supplies and painting were accomplished at very minimal cost to our Association. We received funds from the Orange County RENEW Grant program. This is a wonderful program funded by the county that requires only small matching funds from us and allows us to make community improvements. A lot of thanks go out to Steven Gayle who spear-headed the RENEW project.

I'm sure many of you are wondering what is going on with our lawsuit. Well, the saga continues. We had anticipated having some finality in July when we were scheduled to go to trial. Unfortunately, the judge has now ordered us to go to mediation before he will hear the case himself. We still feel very confident of eventually having a positive outcome since our documents are very specific.

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CRIME PREVENTION TIP OF THE WEEK

To avoid delays and added stress if your purse or wallet is lost or stolen, take ten minutes to copy the contents of your wallet, being sure to copy both sides of every item. This will give you an exact duplicate of each and every item in your wallet should something happen to the originals. **Do not** keep this information in your car or purse; place it in a secured location within your residence. It's also a good idea to get in the habit of updating the information by copying new material before placing it in your purse or wallet.



SAFETY FIRST

To eliminate any potential fire hazards, unplug heat-producing appliances like coffeemakers, broilers, toasters, blenders, irons and heaters when not in use.

Even though newer appliances have built-in fuses, they are still more susceptible to lightning strikes and power surges.

IT PAYS TO ADVERTISE!



If you would like to advertise your business in this newsletter, contact Beth Palmer at Property First Inc.

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As we are now into August, here are some gardening tips from Tom MacCubbin, Orange County Extension Agent. Water only when plants show signs of stress. Due to the cost and availability of water, irrigation can no longer be used to produce lush landscapes - it should be used to just keep plants alive and reasonably healthy until the next rain. Always consider the drought tolerance of new trees, shrubs, and perennials. Request drought-tolerant plant guides from your local Extension Office. Try to group water-loving plants together so you can water by hand or in a single watering zone.

Some flowers that won't mind August and September's heat and rains include butterfly weed, bush daisy, coleus, gaura, lantana, melampodium, perennial salvias and pentas. Often by now the lawn runs out of nutrients and needs a boost to keep the good green color. With the almost-daily rains, it's a good time to apply a slow-release fertilizer to feed the grass until the fall application. Sometimes just an iron-only application is all the grass needs. Give citrus a summer feeding this month, and complete all poinsettia pruning before September. Many perennials, including bromeliads, shasta daisies, and day lilies should be divided now. Make cuttings of your favorite plants to root.

Good luck to all of our families with children going back to school. Let's all try to make it safe by remembering to slow down as we drive through our community.

Pam Johnson

REMODELING YOUR HOME? CHECK YOUR INSURANCE...



If you are remodeling or making other major changes to your home, make sure you notify your insurance company before you or your contractor start work on the project. Failing to do so can invalidate your claim if something happens.

With insurance costs continuing to rise, it's tempting to delay adding information on that new pool or deck to your policy when you know it's going to make the premium go up, but the alternative may be worse. For example, if you were to add a pool and deck area to your home and a family member or guest fell into the pool and was injured, your insurance company would have the right to reject the claim if your policy failed to show that you had a pool.

Failure to disclose added liability to your insurance company can be grounds for cancellation of your policy. You can also end up underinsured, which can reduce the amount you are paid in the event of a major catastrophe. This is something you don't want to happen with rising construction costs and a tight insurance market. Please remember, you also need to get ARB approval for changes to your home.

IT PAYS TO KNOW WHAT'S IN YOUR GOVERNING DOCUMENTS



Whether a new arrival or a resident who has lived here a long time, we can all benefit from reading our community's covenants. New residents may not be used to living in a community with a Homeowners Association and governing documents, and long time residents might have forgotten the protective covenants that made them want to live here in the first place. The rules may seem irritating at times, but they are in place to keep the community aesthetically pleasing and ensure that our property values are maximized.

Things you should do as a homeowner...

- 1- Understand the covenants and what's required of you by your decision to live in a deed restricted community. Abide by the rules, and let the Association or the Community Association Manager know when you feel a regulation needs to be updated or otherwise modified. A copy of the covenants is on the website at (www.propfirst.com/BayRun) under documents.
- 2- Report any problems you see by contacting the Community Association Manager. The association board and the community management staff can't see everything, so your interest is vital to making Bay Run a great place to live.
- 3- Get involved. A community doesn't run itself. As an owner, you can make a difference in how your homeowners association is run. Volunteer for a committee, offer to head up a project, or run for the board. There's something for everyone to do to make a development a wonderful place to call home.

NO PROBLEM SO FAR, BUT IT'S NOT OVER YET...



Just in case you've forgotten, it's hurricane season, and August and September are traditionally the months with the greatest risk. Even if we don't get hit this year, we have had some bad storms, so it's better to be safe than sorry. Here are a few things that should be at the top of your "to do" list:

Safety First: Make sure you have a safe place in your home to go in the event of a hurricane. A windowless room in or near the center is best. Store your emergency supplies there along with a portable radio.

Keep Records Handy: There may not be time to gather up your records when the hurricane is on its way. Keep insurance papers, deeds and other documents ready to place in a waterproof bag. Pictures or a video of each room and your special possessions is a good idea too.

Fuel and Shelter: Keep your vehicles fueled in case it's necessary to evacuate the area. Know the location of the nearest public shelter that can accommodate your needs. Don't forget blankets and prescriptions.



RESPECT THE POWER OF LIGHTNING

It's that time of year again. You live in the lightning capital of the U.S.A. Do you know how to protect yourself? Here are a few tips to keep in mind:

30/30 rule – To determine how close a storm is, count the number of seconds between the flash and the boom. Divide by 5 (5 = 1 mile). If it's 30 seconds or less, you should take cover immediately, because sequential lightning strikes can occur six miles apart. Wait 30 minutes after the storm to go outside. Lightning is the first to arrive and the last to leave.

Crouch, don't lie flat – If caught outside and no shelter is available, crouch in an open area, making your body as small as possible. Lying flat increases your exposure to being hit after a strike, because lightning will spread out along the ground's surface more often than going underground.

Stay off corded phones – even if your wiring is underground, lightning can travel through phone and electrical wires. You can use a cordless phone, provided you are at least 20 feet from the base. Cell phones are even better.

Unplug your TV and PC –Do it before the storm. Surge protectors are beneficial, but will not prevent damage in the event of a direct lightning strike.

It's the metal, not the tires – that protects you when in your car. The metal causes the lightning to wrap around the car in much the same way it does on an airplane. Don't touch anything in the vehicle that could conduct an errant electrical charge.

Try not to run water – during a storm, lightning can follow any conductive path, including water flowing in pipes as well as through phone, electric and cable lines.

IF THERE'S A BREEZE, COVER IT PLEASE!



Please remember to always place something heavy on top of your recycle bin contents when you put them out. They aren't always picked up right away, and if it's windy, the contents end up in the street or your neighbors' yard.

Usually, a newspaper or two tied with a piece of string will do the job. If you don't have newspapers, make sure you place the lightweight materials on the bottom of the bin and the glass and other heavier materials on top. Your neighbors and your neighborhood will appreciate it.



HAVING A PROBLEM?

In order to make sure problems, announcements, suggestions, and complaints are handled promptly as well as correctly, please contact our association property manager, Beth Palmer, at Property First Inc.

Phone: (407) 282 6795

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SURGE PROTECTORS, A GOOD INVESTMENT...

...If you get the right one. Make sure it has power, cable and phone outlets, and meets these UL standards:

Clamping voltage: lower clamping voltage indicates better protection. A clamping voltage more than 400 volts is too high to be effective.

Absorption/dissipation: The rating, given in joules, tells you how much energy the surge protector can absorb before it fails. Look for a rating of 600 joules for adequate protection.

Response time: A longer response time tells you your computer or other equipment will be exposed to surges a longer period of time. Look for a surge protector that responds to the surge in less than one nanosecond.