



Bay Run

COMMUNITY NEWSLETTER

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BAY RUN HOMEOWNERS ASSOCIATION INC

4TH QUARTER 2006

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YOUR BOARD OF DIRECTORS

Paul Counihan..... President
 Steve Gale..... Vice President
 Pam Johnson.... Secretary-Treasurer
 Julie Solis..... Director-At-Large
 Property Manager..... Beth Palmer

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GARAGE SALE
October 13-14
 See inside for
 more details!

PLEASE WELCOME YOUR NEW BOARD...

A message from Paul R. Counihan, Bay Run Homeowner's Association President

Hello Neighbors:

My name is Paul Counihan, and I was elected to serve as your president following a reorganization of the board that took place after the resignation of Bob Bomia. I ask that you welcome the officers of your new Board of Directors, including Steve Gale, Vice-President, Pam Johnson, Secretary/Treasurer and Julie Solis, Director-at-Large. I would also like to take this opportunity to thank Bob Bomia for the valuable time and effort he devoted to making Bay Run a great neighborhood.

For those neighbors who may not know me, my wife Tommie and I and our little Pomeranian (whose actual AKC name is "Honey Bun of Bay Run" purchased our home on Shadow Bay Drive in 1992, shortly after I retired from the U.S. Navy Submarine Service. I now work as Operations & Management Consultant for the State of Florida's Department of Education here in Orlando. Having relocated frequently throughout many years of military service, Tommie and I love being homeowners and are well-settled in our Bay Run neighborhood.

Our 2006 Board of Directors will continue to concentrate our efforts on enhancing and fostering pride throughout our community. Key areas of this endeavor will include:

- **Safety** – Crime prevention remains a primary area of focus and will include a community survey of safety concerns and examination of available resources, including Neighborhood Watch. Community involvement, collaborative problem-solving and mutual commitment can reduce crime and ensure the safety of our families and our neighborhood. Please see the article on Common Sense Security measures located elsewhere within this newsletter, measures that we can all implement today. Please promptly report any suspicious activity you observe in our neighborhood to the Orange County Sheriff's Office. We must send a clear message that criminal activity will not be tolerated in Bay Run.

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COMMUNITY GARAGE SALE!



**Friday and Saturday
October 13th & 14th
8 A.M. To 3 P.M.**

Here's your chance to get rid of those treasures you no longer need, and make a few dollars doing it! The sale starts at 8 a.m. sharp and the big sale sign will be displayed out front to attract buyers.

IT PAYS TO ADVERTISE!



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

Phone: (407) 282 6795

Fax: (407) 282 6515

Email: beth@propfirst.com

BUDGET MEETING SCHEDULED FOR SEPTEMBER 28, 2006



The Bay Run Board of Directors will meet at the Gazebo on Thursday, September 28th at 7 p.m. to review and approve the budget for the coming year. Assessments have been increased to \$175 due to rising operating costs. Homeowners are invited to attend.

Please Welcome Your New Board... (Continued from page 1)

- **Curb Appeal** – Real estate professionals define curb appeal as the immediate positive (or negative) impression that a house or neighborhood conveys when observed from the street. While walking throughout the neighborhood our board members have recently observed several homes in need of some sprucing up. Please use the Curb Appeal checklist included in this newsletter to conduct a self-assessment of your homes “curb appeal”. Let’s strive to make Bay Run a “model” neighborhood for other communities to emulate.
- **Community Property** – In an effort to enhance the “curb appeal” of our common areas, the Board has recently submitted a request for an Orange County RENEW Grant in the amount of \$5,000.00. This grant, if approved, will be used to pressure wash and paint the Bay Run common concrete fenced areas. We have further signed a new Landscape Maintenance Contract and are developing a homeowner’s committee to oversee plantings and landscaping in common areas of our neighborhood.
- **Architectural Review Committee (ARC)** – This committee is an important part of Bay Run or of any community seeking to protect property values and provide a pleasant environment for those living there. The ARC members serve solely to protect the tremendous investment we have made in our homes. Prior to beginning new construction, landscaping, exterior painting or any of the other items outlined in the covenants, please review the ARC Guidelines & Approval Request Forms found at <http://www.propfirst.com/BayRun>. A home project performed without prior ARC approval could result in a costly redo of work. If in doubt, please contact Property First (407) 282-6795.
- **Development of Community Resources** – Please consider making a rewarding personal investment in your community. We are in need of neighbors interested in serving 1-2 hours monthly on Neighborhood Watch, Garden & Landscape, and Architectural Review Committees. Please call Beth Palmer at Property First (407) 282-6795 to sign up!

I would like to personally thank the many friends and neighbors that attended our Board of Directors meeting on August 15th, 2006. The board and I welcome your comments and concerns as we strive to maintain a safe, secure, family oriented, aesthetically attractive community that will enhance the lives and values of our homes and Bay Run community.

Sincerely,
Paul Counihan

COMMON SENSE SECURITY

Crime doesn't go away by itself, but you can do a number of things to reduce the likelihood that your home will be a target. To help you, we've assembled some basic suggestions that will increase your family's security without making you feel like you're locked in, instead of the bad guys being locked out...

Lighting – Thieves don't like light. Outside lighting is one of the best deterrents you have. Turn your exterior lights on at night, or install low voltage path lights or motion detector floodlights. Make sure your house number is well lit so authorities can find you in an emergency. And if you're going out for the evening, leave some lights on and turn on talk radio or a TV in a room not readily visible from the street or entry areas. Noise indicates someone may be home, and is also an effective deterrent against an intruder.

Shrubs and Plants – Keep shrubbery trimmed back around doors and windows. Privacy is nice, but not when it also hides someone trying to gain entrance.

Garages – Keep your garage doors closed and if manual, locked. If automatic and you have windows in the doors, make sure the emergency cord (for power failures) is not reachable if the window is broken. If a thief gets in your garage, he can work on your inside door safe from view. Don't leave tools or ladders out that might aid entry into your home.

Automobiles – If you park your vehicles in your driveway, make sure they are locked at all times. Don't leave keys or remotes for the garage door in the vehicle, as they can give thieves access to your garage and/or your home.

Doors and Windows – Keep them locked. Your AC works more efficiently in a closed environment anyway, but if fresh air is a must, visit Home Depot and see what kind of stops can be added to keep your window from opening far enough to admit an intruder. Use a stop bar or pin bolt on sliders to prevent them from being taken off the track. It's easier than you think.

Alarms – If you have an alarm system, monitored or not, use it. The thief doesn't know if it is monitored, and isn't usually going to hang around to find out. And if you have a pet that suddenly becomes suddenly alert and restless, find out what's causing his agitation before you tell him to be quiet.

Report Suspicious Activity – If you see someone that looks like they don't belong here or they are acting suspiciously, call the Orange County Sheriff's office. Better to be safe than sorry.



HOW'S YOUR CURB APPEAL?

Curb appeal is that all important first impression visitors and prospective buyers have of our homes and community. Take time to inspect your home against this checklist, and see what you might need to do to spruce up your home for spring!

The House

- Roof is clean; 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 clean.

The Driveway and Sidewalk

- Driveway is clean, no stains from vehicle fluid leaks or mildew.
- No mildew/ stains on sidewalk.
- Driveway and sidewalk edged.

The Yard

- Lawn is healthy, cut and edged with no bare/dead spots.
- Perimeter beds weeded, mulched, with dead material removed.
- Shrubby healthy, trimmed, not overgrown, & free of dead foliage. Trees free of dead limbs/fronds.
- Toys and equipment are not left outside when not in use.

CAN YOU PASS THIS TEST?

Take a clean sheet of paper, and without going from room to room, write down everything you own. When you've finished, compare it with what's actually in each room (and drawer, cabinet and closet) of your house, garage or attic.

You got 100%? Good for you. If you didn't, you're like most of us. It's not something we think about. Yet making a list is exactly what you would have to do in the event fire, theft or another disaster caused the loss of your possessions. Why not get started with that list today?

Store your records in a safe place, and update them frequently.



DID YOU KNOW WE HAVE A BULLETIN BOARD ON OUR WEBSITE?

We do, and it's for you to post items that you want to sell or by, services you need or want to provide, or just about anything. Go to the website at:

www.propfirst.com/BayRun

and click on Bulletin Board to post your bulletin board ad.

CREDIT CARDS LOST OR STOLEN?

The Federal Trade Commission (FTC) urges victims to quickly contact one of the three main credit reporting agencies. Doing so will require creditors to contact you before a new account is opened in your name or a change (address or credit line) is attempted on your accounts.

The agency contacted is required to notify the other two about the theft. All accounts impacted should be closed. The local police should also be contacted and a copy of the report attained as additional proof for creditors.