

BAYBERRY COVE BULLETIN

Volume 2, Issue 6

September 2007

MANAGER'S CORNER

My name is A.D. White, Jr. and I am the Association Manager for Bayberry Cove Homeowner's Association. I can be reached through the following methods:

A.D. White, Jr.

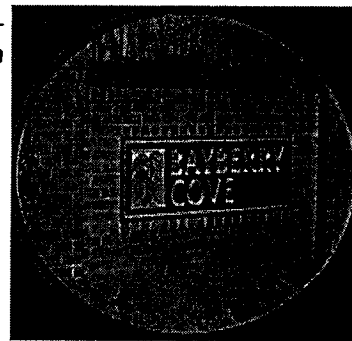
6550 Town Point Road, Suite 113

Suffolk, VA 23435

484-0706, ext. 405; fax 484-3217

awhite@unitedproperty.org

awhite@unitedproperty.org



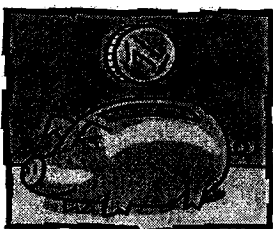
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Please remember to prepare your lawns for the winter months. The time of the year is approaching where lawn care slows down. You can prepare your lawns for the winter by pulling weeds from your flower beds and adding new mulch. Your lawn will look good for the potential homeowners and for current homeowners attempting to sell their homes. Property value is preserved by maintaining and upgrading your property.

Proxy Drive Is Under Way

Although our next Annual Meeting isn't until February 12, 2008, it's not too soon to think about playing an active role in your Association's leadership. A Board Interest Form is available on our website or by calling Bob Garrott. Help is also needed on the various committees and especially with the development of our Newsletter. Proxies are being collected at various events.



- **Fact:** Inflation exists and costs rise.
- **Fact:** Home owners' dues are going up
- **Fact:** Home owners must become involved in the budget-making process
- **Fact:** See inside for further information

Important Meetings Coming Soon

The next Association meeting is scheduled for September 15, 2007, at the Bayberry Cove Homeowner's Association, 6550 Town Point Road, Suite 113, Suffolk, VA 23435. See you there at 7:00 p.m. October 10th Budget Meeting *exclusively!*

This newsletter is the official notification for the Association.

ANNUAL BUDGET PLANNING

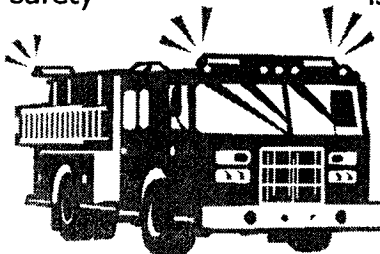
Your board needs your help planning the Association Budget for 2008. The Board has tried to keep annual Association fees as low as possible by developing a "barebones" budget each year, therefore, the increase in dues has been minimal over the years. With the soar in gas prices and other economic factors, costs for providers of goods and services have risen. Inevitably these costs are passed on to the consumers. Two major factors will force an increase in Association fees for 2008: expected increases in our property insurance, management, audit, and maintenance costs, plus a shortfall in building our Reserve Account for future capital maintenance.

The October 9th Board Meeting will be devoted exclusively to budget development. If you have financial skills and the time to help us evaluate our projected expenses, please contact the Board President, Bob Garrott, and plan to attend. The budget will affect each and every homeowner in Bayberry Cove. Come and get involved in this process so you, as a homeowner, will understand why and to what degree increases in annual fees are necessary.

Please note that in order to get the new coupon books with annual fee changes printed and distributed before January 1st, the Board must approve the Budget for 2008 at the November meeting. Remember, this is another time to have an opportunity to have a voice and play an active role in Bayberry Cove affairs.

National Fire Prevention Week

The Suffolk Fire Department will be at Bayberry Cove Saturday, October 20th, the week before the Annual Costume Parade, to present their Fire Prevention Program. Fire fighters will talk to residents about a variety of fire safety issues including smoke and carbon monoxide detectors and fire emergency plans for your homes. They will also provide demonstrations on how to use a fire extinguisher on grease-type fires. This event will be fun and informative for both children and adults. What a great way for families to have fun learning about fire safety. Please join us there. Contact Bob Garrott at 636-6296 for further info.



Quorum Has to Come By

Your Board of Directors is made up of five volunteers serving terms of two years each, with either two or three positions vacated each year as terms expire. At least three Board members must be present to vote on financial and management decisions that require Board approval. When three positions are vacated by resignation or term expiration, the Board cannot meet quorum and Association business grinds to a halt until new

Board members are elected.

The biggest challenge your Association faces is to establish a quorum of at least 82 owners of record (50%) in person or by proxy vote at the Bayberry Cove Property Owners' Association Annual Meeting. Without a quorum, elections of Board members cannot take place and the Annual Meeting must be rescheduled. At the second attempt to establish quorum, the minimum requirement is 42 owners (25%). A third attempt requires 21 owners on record. Since the first organizational meeting, a quorum has never

been established on the first or second attempt.

This failure costs the Association hundreds of dollars annually for mailings and meeting space expenses. It also costs time when the Board cannot act to hire contractors and execute its other responsibilities. The best solution is to amend the Declaration and reduce the quorum requirement to 20% or 33 owners of record. This requires the approval of at least 82 owners. For this reason, I ask you to complete and return the proxy on the back of this letter.

Robert Garrott, President



My House vs. My Home

While entering Bayberry Cove one evening after a long, demanding day at work, a thought ran across my mind that really surprised me... "It's good to be home." This was unusual for me because I realized that I wasn't just thinking of my house, but of the community as a whole. When I think of a "house" I generally think of a building. On the other hand, the term "home" goes far beyond the physical. It implies an environment of safety, comfort, camaraderie, warmth, inside and out. In order to maintain these feelings, certain things must be evident.

For me, two important elements that always improve the quality of life in any "home" are respect and consideration. Yet at many homeowners' meetings, issues arise which imply that not everyone is mindful of these two factors. Some of these issues requiring "enforcement" within the community, such as speeding, vandalism and non-residents in the park, and unleashed dogs, pop up over and over again. The Board has agreed that the Suffolk Police Department or the appropriate government agency should be contacted to handle matters that require law or code enforcement. No homeowner should attempt handling unlawful or violent situations.

Perhaps you may feel that the Board's position does not foster a "homey" atmosphere. Well, nor do neighbors who fail to consider that they are not alone in this community and are not considerate and thoughtful of others. Ideally, it would be wonderful if neighbors talked through matters and came to a resolution. Practically, this often does not happen. Continuing to approach a neighbor about an issue may lead to an escalation of the situation. The Board should always regard safety to be paramount in Bayberry Cove.

So, hopefully, each time I enter Bayberry Cove I will continue to feel at "home," where the people really care about maintaining a high quality of life and take time to be more considerate and thoughtful of others.

WE'RE ON THE WEB

Be a part of the Bayberry Cove e-mail list. This e-mail will be a snapshot of events and topics relative to Bayberry Cove. The website is equipped with an e-mail list that you can sign up for. Your street address and e-mail address will only be used for Bayberry Cove business and nothing else. Sign up for e-mail notifications. While you're there, you can read the minutes from the last meeting. Feedback about the website should go to the web administrator, "Todd Breeding" <todd@thebreedings.com.

We're on the web:
www.bayberrycove.org

Yard of the Month

Congratulations to our Yard-of-the-Month winners!

- ◆ September - 204 Black Oak Court
- ◆ August - 202 Gum Court
- ◆ July - 112 Rabey Farm Road
- ◆ June - 309 Silver Poplar Court

My green thumb came only as a result of the mistakes I made while learning to see things from the plants' point of view.

~H. Fred Ale

Simple Recipe for a Good Lawn

These are the tips I have gotten to keep a nice lawn. They have been gathered as a result of listening to my Dad, who has always worked hard to keep his yard looking good; the Scotts Fertilizer bag, who would know better; and taking the advice of some of my neighbors, who manage to keep their lawns looking great.

If you start out with a bad lawn, you need to get rid of weeds, aerate, put down topsoil (clay doesn't make it), reseed with a top grade type seed, and apply water frequently. Hot weather is not conducive to starting a lawn. A sprinkler system is really nice to have, but hose/sprinkler sources will do fine, with a little more effort. Between March 15th—April 15th, a "Plus 2" type of fertilizer should go down on a windless day to keep it from getting on shrubs, flowers, or trees. Do this when there's a heavy morning dew. In May, a "turf builder" should be put down and applied again in August, according to directions on the bag. October through November is the time to heavily seed the grass. Southern Belle is a good seed. Two to three weeks later, a "winterizer" fertilizer should be applied. Some of my neighbors have used a summer fertilizer that will not burn the existing grass. The first year I was in my house, another neighbor warned me about "brown patch" that, if not caught early, will ruin your lawn. He said it was very generic to this area and neighborhood. I have seen several yards become infected...he was right. It really did a number on those yards. It can be treated with an "immunox" type preparation from a lawn and garden store.

Personal experience has taught me that, unfortunately, pulling weeds is essential. I grew really beautiful weeds in my beds, thinking they were "stragglers" from last year's cockcombs. Check your beds...if it's green and healthy looking and you didn't plant it, it's probably a weed. I have tried Preen in my beds (after first pulling the weeds) to keep new weeds from growing. It gets a B+. You really need to watch the weather report before putting down costly seeds. I put down grass seed just before a side blow from a hurricane and watched it get washed down the gutter and into our BMP. What a waste!

Pruning is a Fall thing. I pruned some bushes too close to the hot weather and one died. Just remember, God made rainy days so gardeners, like me, could get the housework done.

Carol Martins, Grounds Committee

Social Committee Continues to Offer Fun

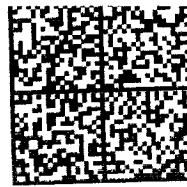
The 4th Annual Costume Parade will take place Saturday, Oct. 27, from 3pm to 5pm. The parade starts at the front of the development and proceeds down Rabey Farm Road to the park. Immediately following the parade will be the costume contest. Judging based on various age groups will give everyone a chance to compete at their level. Prizes will be given in each age group. Just like last year, there will be a cake walk, games, and refreshments. Janine DeMello, of Long and Foster Realty, is sponsoring the bounce house again this year. We've added a 50/50 fundraiser to help support future events.



We need volunteers to run games, make baked goods, and donate candy, snacks and prizes. If interested, please contact Colleen Hamlin at 484-7892. Every effort will be a tremendous help.

A Food Drive, our next activity, will be held on *November 10th*. Also, get ready for the 2nd Annual Caroling at the Cove *December 14th*. More details on these events are coming.

The Ice Cream Social held in August was a sweet success as over 90 residents gathered on a beautiful day for an ice cream treat and an opportunity to get to know their neighbors. A big "Thank You" to the Social Committee for a great job planning, working, and donating items to make this event a hit!



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**BAYBERRY COVE
HOMEOWNERS ASSOCIATION**
6550 Town Point Road
Suite 113
Suffolk, VA 23435

2343532264 R055



MANAGEMENT INFORMATION

United Property Associates
525 S. Independence Blvd
Suite 200
Virginia Beach, VA 23452
(757) 497-5752
(757) 497-9133—FAX
www.unitedproperty.org

A. D. White, Jr.
Association Manager
6550 Town Point Road
Suite 113
Suffolk, VA 23435
(757) 484-0706, ext. 405
(757) 484-3217—FAX
awhite@unitedproperty.org