

President's message

Publishing this newsletter came about in response to comments from residents. We realized that many residents simply did not understand the rules. A newsletter would be the perfect tool to address this situation.



Since it would be a GHMA newsletter, the focus would be educating residents on the CC&R's and architectural standards. We included articles defining a deed-restricted community, CC&R requirements, how the enforcement process operated and FAQs to answer your questions. During its short life I hope the Oak Tree has increased the understanding of these dry but necessary topics.

While CC&Rs may fascinate some people, we realized we would need more interesting content if we wanted residents to read the second issue. It was decided to use a 50/50 balance, one half would focus on the rules of this community and the other half on Grand Haven activities and interests.

The Oak Tree has published the history of Grand Haven, articles about water restrictions, recycling, fire mitigation, Neighborhood Watch and the health of our ponds, plus information on local groups such as tennis, croquet, yoga, dance to music, water aerobics, bicycling, fishing, bridge and mahjongg. We have also tried to keep you up to date on our resident birds.

Our editor from the first day was Diane Zeeman, who has now decided to retire. Her contribution to the Oak Tree has been invaluable; we will greatly miss her expertise. If you see Diane, please thank her personally.

Through The Oak Tree, we will continue our mission of education and communication. I feel that much has been accomplished, but much more waits to be done.

The GHMA meeting day has been changed to Friday to allow residents to attend both GHMA and CDD meetings if they wish. The next meeting will be held on Friday, Oct. 23, at 2:00pm in the Creekside Amenity Center.

Kenny O'Connor, President, GHMA

Pond update

The pilot program to test alternative methods to keep Grand Haven's detention ponds healthy and free of choking algae has been underway for several months. Selected sets of ponds are being treated with one of three methods: aeration with added microbes, plantings around and just under the water line and reduction of grass eating carp. The rest of the ponds are still being treated with copper sulfate.



Aeration with microbes and shoreline plantings produced favorable results in some ponds and less favorable conditions in other ponds. Reduction of grass eating carp has not produced the desired effect and will be discontinued.

Results to date indicate each pond has a unique ecosystem and must be analyzed individually. No single treatment can be applied to all ponds to produce a desired aesthetic, ecological, and cost-effective result.

Nutrient loading of excessive nitrogen and phosphorus appears to be coming from the reclaimed water used to irrigate the common areas and the golf course, as well as residential use of lawn fertilizers containing phosphorus.

The problem is better understood than a year ago, however a clear course of action requires further data collection and analysis.

Wildfire grant approved

Timber Weller, Florida Division of Forestry (FDOF) Wildfire Mitigation Specialist, has been informed that the project has been approved. The start date is dependent upon receiving the federal dollars assigned to the project under the Economic Stimulus and Recovery Act.

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Thank you

From the first issue in January 2008 through the August 2009 issue, *The Oak Tree* has been extremely fortunate to have the services of Diane Zeeman. As editor of *The Oak Tree*, she defined and implemented a high standard of clarity and understandability for the newsletter. Taking on articles that mangled the English language, she transformed them into readable and interesting subjects. Through Diane's efforts, even the driest of topics, CC&Rs, deed restrictions, and financial mumbo jumbo, were converted into digestible pieces.

Diane developed her editing skills working for magazine, book and newspaper publishers in the New York area, including the book publisher Alfred A. Knopf and Gannett Newspapers. And earlier in her career, she worked for the United Nations as a proofreader. Before she joined Gannett, she was the editor and part owner of a weekly newspaper in Eastchester, New York.

During Diane's tenure as editor of the Gannett weekly in Bronxville, New York, the New York State Press Association named the Bronxville Review Press as the state's top newspaper in its circulation category for four consecutive years. Following her retirement from Gannett, Diane moved to Grand Haven, but soon returned to work as an editor in the Special Publications Department of The Daytona Beach News-Journal. After leaving the News-Journal, she wrote several free-lance articles for local publications. She is now retired (again).

In any community, there are a small percentage of people that volunteer their time and expertise to improve the community at large. Diane has demonstrated that she is one of those people.

Diane, the Master Association and the community thanks you.



Alphabet soup

PHMWA, GHMA, CC&R, ITAG, ADC, SSMG, YHTFK, PLM, CDD. Confused? News articles should define a term/organization before using the acronym. Community newsletters sometime get lax in this discipline under the assumption that all residents understand the initials. Acronyms flood this newsletter. In response to a resident request, listed below are the definitions of abbreviations sometimes used in this newsletter.



PHMWA - "Please Help Me With Acronyms"

GHMA - "Grand Haven Master Association" - The resident controlled Board responsible for enforcing the deed restrictions (CC&Rs) and architectural (ADC) guidelines of Grand Haven.

CC&Rs - "Covenants, Conditions and Restrictions" - This is the thick document that most people did not read but all signed and agreed to when they purchased their Grand Haven lot or house. It places significant restrictions on what you can do with your property. Most people agree "no double wide trailers" - some people are still getting use to "get permission to change your landscaping." It sets a standard for the nature of the community and its appearance.

ITAG - "Isn't That A Gimme?" - Heard mainly on the golf course concerning 2-3 foot putts.

CDD - "Community Development District" - A resident controlled board that owns and manages all of the commonly owned property within Grand Haven. If it is outside your property line and not the GH golf course, it is their scope of responsibility: This includes the Village Center, Creekside Amenities Center, tennis courts, croquet courts, Waterside Parkway (and all other roads), street lamps and bond debt.

ADC - "Architectural Design Committee" - A LandMar controlled, seven member committee which includes four residents. They review and approve new house construction, major modifications to properties and minor changes (i.e. landscape changes). The ADC guidelines and their implementation is a major factor in maintaining the nature of the community and its appearance.

SSMG - "Southern States Management Group." - A Palm Coast based property Management Company hired by the GHMA to execute the day-to-day responsibilities of the GHMA. They provide a dedicated property manager (PM) responsible for only GH activities, financial accounting and guidance to the Board on request. SSMG is also the property manager for much of Hammock Dunes.

YHTFK - "You Have To be Freaking Kidding" - A tennis term originated by John McEnroe and adopted by some GH tennis players. It normally applies to disputed line shots.

PLM - "Private Lawn Maintenance" - This mandatory village wide lawn care program is applicable to 9 of the 28 villages within GH. A scope of service is defined in the CC&Rs, a contract is administered by the GHMA and village residents collectively pay for the service. This concept has received mixed reviews within the applicable villages.

CERT - Community Emergency Response Team- A volunteer group of GH residents organized to assist in time of emergencies.

Frequently asked questions (FAQs)

Q. How much are fines for CC&R violations and what happens to the money you collect?

A. Fines vary depending upon the circumstances. Fines are levied on a per diem basis, generally \$50-100 per day and are limited by state statute to not exceed \$1000 per violation. While passing thought was given to using the fine money for a Board retreat in the Bahamas, US Congressmen had already booked all the hotels for their retreat. Fine income is used to offset GHMA costs and any excess is held as reserves for unforeseen expenses.

Q. My wife's sister and family have invited themselves to "visit" with us for three weeks in December. This is way beyond my three-day limit. If I put them out on the curb will the trash company take them away?

A. See this month's article entitled "This is trash."

Q. Why don't you go to court to collect fines and unpaid bills?

A. The GHMA has gone to court and received favorable judgments. Collection of judgments, however, is a lengthy and costly process. The GHMA uses adjudication, liens and collection activities as deemed appropriate.

Q. My landscape guy said he can cut down an overgrown tree on my lot, and I don't have to get anyone's approval. Is he right?

A. No. Actually, double no. Grand Haven property owners need two approvals, one from the ADC and one from Palm Coast. You can download the ADC forms from the website www.grandhavenmhoa.com, click on ADC then on forms. Include photos if appropriate, drop forms/drawings/photos in the white mailbox and show up for the meeting.

The second approval is from the City of Palm Coast. The contractors normally handle the city forms. The city will not approve the request until the ADC has approved it. Both the city and the ADC send out inspectors.

Q. Can the GHMA foreclose on a property that has been liened?

A. While state law and the CC&Rs provide for this action, the current economy does not favor doing so. Expect to see the GHMA use this method when the housing market recovers.

Q. Does LandMar still own lots in Grand Haven?

A. According to a LandMar employee, LandMar currently owns ten lots. The significance to the GHMA activity is that as long as LandMar owns a single lot they have the authority to appoint all members to the ADC - thus maintaining control of the ADC.

Q. I sent in an ADC form to change my landscaping. They wanted three copies of my stuff but I don't have a copy machine. Help.

A. The ADC procedures were originally written to facilitate the developer and builders during a time of significant growth. The ADC committee had five to seven members reviewing submitted plans. Builders had in-house capability to supply as many copies as requested. It was a reasonable requirement at that time. Conditions have changed.

The GHMA reviewed the requirement because of your question, and changed it. Submittals by residents for minor changes only require one copy. New homes, major construction changes, or anything involving oversize drawings still require three copies.

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Grand Haven: The History

Sixth of a series

By Art Dycke

Editor's note: Prior issues covered the history of Grand Haven through the establishment of the first two villages, Lake Haven and Front Street, by developer Lowe Enterprises.

The history of Grand Haven resumes with the continued development of Lake Haven Village. The areas of Sailfish Drive, Sandpiper, Flamingo Court, Pelican Court and Ibis Court comprise the Lake Haven Village, which makes it a very unique village within Grand Haven. The first three areas were built with the fences and porches that the original developer envisioned as the style for Grand Haven. When building began in Ibis Court styles began to change within Grand Haven. Residents chose builders who would build in the "Florida Style" which many new residents expected when moving into their new community. The Abbey's on Ibis Court North were the first to select Arthur Ruttenberg to build their home and further down the street the LoMonaco's opted for an ICI home.



Ronni Lyons house on Ibis Court North

Fairway's Edge was the third village to be built, with many homes constructed on the pond along the 11th hole on the golf course. In late spring of 1998 residents began moving into their new homes, including the Botelho, Chiodo and Whitney families. No sooner had they moved into their homes than they were forced to evacuate due to the fires that ravaged Palm Coast.

Frank Botelho remembers that lightning was not the only reason for fires. In 1999 a golf utility cart was driven into a ditch just west of the doublewide clubhouse. The engine continued to run, the overheated muffler ignited the grass and the fire spread to the pine woods. The fire department, aided by a fortunate wind shift, contained the fire.

The fourth village on the scene was The Reserve. Pulte had contracted to build 61 homes on Shinnecock Drive, but in 1999 with 40 homes built or under contract, they sold the remaining lots at the end of the street to Centex. The Centex end of the street would soon be named Linkside West.

The first resident moved into the fifth village called Linkside in October of 1998. John Romaine recalls that a section of the wall around the Linkside pond was not completed at the south end when he first occupied his new home. Through his efforts and those of his neighbors, the developer finished the wall.



Linkside viewed from The Reserve

Across the street from Linkside, Linkside East became the 6th village in 1999. Early resident Jim Harter recalls that a pond had been promised for the village but it did not exist because it had not been on the original plans. Aroused residents pursued the matter and the pond was provided as promised.

The Centex village of Linkside West became the 7th village. The Piscitello's were the first residents and although they were a village at the end of The Reserve, they were warmly accepted at all of The Reserve social gatherings.

By the second quarter of 1999 Grand Haven had a couple hundred homes built or under construction. Residents eagerly waited for the promised amenity center to open.



Village Center under construction

On April 1, 1999 Grand Haven celebrated the opening of the \$4 million Village Center. Grand Haven owners were given the first opportunity to enjoy the center at a private party with catered refreshments, live entertainment and a tour of the state of the art facility. Local realtors, VIPs and the general public were invited to an open house celebration held from April 8 to the 10th. The festivities included food, entertainment and tours of the facility as well as an old-time trolley tour of the community and model homes.

The center, located on 7 acres, was built in traditional Spanish style architecture, using rough sawn cedar timbers, exposed rafters and decorative capitals. The style continued with an artistic hand-wrought metal design with a lacy sea motif pattern that surrounds the pool, the arched openings and window frames. Colorful decorative tile was used throughout the pool, floors, tables and spa. The Village Center included a junior Olympic sized heated swimming pool, two regulation style clay tennis courts, as well as facilities for bocce, shuffleboard, croquet, horseshoes and basketball, plus a tot lot to keep the kids busy. The center also included a European style coffee shop/library, a fitness room, men's and women's locker rooms.

All was grand in Grand Haven.

FAQs

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Q. I am new to Florida. What do you do when a class 5 hurricane is coming?

A. The classical answer to that question is: Noah built an ark. If you are not good with your hands or are allergic to animals, visit www.flagleremergency.com and follow the links for information on hurricane preparedness and evacuation information. To make evacuation more orderly, if tropical storm force winds of 39 mph or greater occur CDD procedures call for removal of metal gate arms at all entrances and opening The Crossings and Wild Oaks gates. The guardhouse will not be staffed.

Q. How many CC&R violations actually get fixed?

A. Recognize that most people have never received a violation notice, so we are dealing with a minority of the overall GH population. The answer is all the violations get fixed - eventually. About 90% are resolved after receipt of the first or second letter. There are another 5% of notices going to properties that are abandoned and/or in foreclosure. These will remain a problem until the economy recovers and

the houses are sold. The remaining 5% are residents that cannot or will not comply with the GH rules. There are 1,901 residences within GH. With a population that large, it is an unfortunate fact that there will be a few who will buck the system.

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This is trash

Waste Pro of Florida is the exclusive solid waste collector for the City of Palm Coast. Grand Haven pickup days are Monday, Wednesday and Thursday.

There is no pickup on Thanksgiving, Christmas and New Years day. This year only Thanksgiving falls on one of Grand Havens normal pickup days. Pickup will be the next day, Friday November 27th. If you usually put garbage out the night before, Waste Pro advises holding it until that morning to avoid a mess from raiding raccoons attracted by turkey carcasses.



Monday pickups are for normal household waste. Thursdays are also for normal household waste plus recycle materials and bulk items (furniture/larger items). Wednesday yard waste will be picked up if it is bagged, boxed, or bundle and tied. In accordance with City of Palm Coast Ordinances and Grand Haven CC&Rs yard waste should not be: (i) put out before Tuesday evening; (ii) put on the street; and (iii) put on someone else's property. Vacant lot owners are not charged the Waste Pro fee, therefore waste placed on vacant lots may not be removed. To arrange pickup of "white goods" such as refrigerators, washers, dryers, hot water heaters, you should call City Utility Department Customer Service at 986-2360.

The city provides up to two recycling bins at no cost and public works will deliver recycle bins to your house if requested. They can be obtained by calling 986-2360. The City recycles plastics (with the #'s 1-7 imprinted on them), glass bottles, aluminum/tin cans, newspapers, magazines, phone books, writing paper and cardboard. Note that cardboard must be flattened.

Editor's note: In response to a FAQ about picking up and disposing of long staying guests, the City declined comment. The Waste Pro representative referred the matter to Corporate. Doesn't look like this will work

Biker babes are nine years old

It all started 9 years ago when a group of Grand Haven gals who enjoyed bike riding got together. They wondered if they could ride bikes from Grand Haven over the very high Hammock Dunes Bridge, south on A1A, over the equally high Flagler Bridge and then back to Grand Haven via Colbert Lane - about 22 miles. It seemed impossible - particularly with two mountains in the way.

What a difference nine years makes. Bikers, it appears, are like fine wines; they improve over time. The group has now grown to include both gals and guys who enjoy riding longer distances (40+ miles) throughout Flagler and Volusia counties.

Saturday mornings they might head down for coffee at Starbucks on Granada Blvd in Ormond Beach or maybe up to the South Beach Grille on A1A near St. Augustine. Over the last several years members of the group participated in bike tours in Germany, Austria and Holland and several participate each year in the MS 150 mile charity ride from St. Augustine to Daytona Beach and back.

If you are looking for a fun group of bike riders who enjoy serious but not competitive cycling, come join them. For information contact: Joy Mottel, 386-445-3666 or email her at joymottel@cfl.rr.com.



Tennis advisory group

Howard (Mac) McGaffney, Director of Amenities, formed the Tennis Advisory Group (TAG) in January of 2009. Eight volunteers were selected based on the feedback and input of both the community and McGaffney. The TAG team meets every couple of months to examine the successes and opportunities within the tennis playing community. Topics of discussion range from court conditions, preventative maintenance and giving McGaffney constructive feedback about the tennis facility management. As the community grows, TAG will continue to provide the Amenities Company with feedback and communication from a tennis perspective.

If you have any questions or comments pertaining to Grand Haven tennis, please feel free to contact McGaffney or any member of the TAG team: Dr. Rob Carlson, Vic Natiello, Gene Diorio, Bob Witty, Renee DeAngelis, Al Lo Monaco or Joe Loria.

FAQs

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Q. What is the process for notifying people that do not keep their property up to snuff?
A. The property manager (SSMG) is required to survey each street within GH twice each month. When a violation is noted a courtesy letter is mailed to the resident. The resident is required to correct the problem or contact the management company with a plan of action. If SSMG has not received a response to the warning letter and the unacceptable condition is observed again, a formal violation letter is sent by registered mail. The resident is notified that if the problem is not corrected the subject will be on the agenda for the next fine committee meeting. The day before the fine committee meeting the property manager checks on all properties on the agenda. If the problem has not been solved, the fine committee may issue a fine.

In elapsed time this process can take a couple of months. While the delay is frustrating to neighbors who have to look at the eye sore, this process is governed by state statutes and the Grand Haven CC&Rs.

Editor's note: One of the first fines was issued in 2006. One resident chose not to pay the \$1000 fine. A subsequent violation and fine added another \$1000. The house was sold in 2009 and the GHMA collected \$4,245 in fines, interest and costs. It just takes time.

Wildfire

(Continued from page 1)

The Wildfire Mitigation grant application has been written and submitted. The grant would fund mowing underbrush in Grand Haven preserves behind houses to prevent the overgrown palmettos, wax myrtles and shrubbery from providing fuel for wildfires. The mowing will keep the underbrush a minimum of 30 feet away from homes.



Smokey Bear and Steve Davidson

Grand Haven is located within the FDOF Bunnell District, comprised of St. John's, Flagler, and Volusia Counties. A total of twelve wildfire mitigation projects have been approved in these counties. All projects await the receipt of promised funds. The planned start date will be posted at the Village Center and emailed to residents.

Finance report

The GHMA is responsible for managing five budgets, The Grand Haven Master Association, Architectural Design Committee, Private Lawn Maintenance (for seven villages), The Crossings and The River Club. A review of all budgets is conducted at each GHMA board meeting. The last review concluded that all budgets were being met.

The management company, Southern States Management Group, is in the process of preparing preliminary budgets for

the Board review. The review will take place at the regularly scheduled Board meeting on Friday October 23, 2009 at the Creekside amenity center at 2pm. Copies of the preliminary budgets and supporting materials will be mailed to each resident prior to the meeting.



GHMA information

Residents are welcome to write articles about something they feel may be of interest to others - a Grand Haven activity, club, happening, sporting event, etc. - for this newsletter. They can also submit questions for *The Oak Tree's* Frequently Asked Questions column.

Help wanted

Job: Person needed for one hour per week to help keep Grand Haven grand. Required qualifications: You care.

Contact Kenny O'Connor at koconnor12@cfl.rr.com or Ray Smith at raymondsmith@cfl.rr.com for submissions or more information.

Members of the GHMA board

President	Kendra O'Connor	446-3587	koconnor12@cfl.rr.com
Vice President	Will Hessert	446-5204	Whessert@cfl.rr.com
Treasurer	Ray Smith	445-3666	raymondsmith@cfl.rr.com
Director	Roy Search	445-4519	rsearch@cfl.rr.com
Director	Bob Witt	931-6167	rwitty@bellsouth.net

2009 GHMA meeting schedule

The board meetings are scheduled on Fridays at 2 p.m. in the Creekside Amenity Center. All residents are welcome to attend.

Upcoming meeting dates:

October 23
November 20

The ADC meets at 9 a.m. on the first and third Wednesday of each month at the Creekside Amenities Center.

The Oak Tree staff

Kenny O'Connor, President, GHMA
Ray Smith, GHMA communications
Troy Railsback, Production manager



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Southern States Management Group	(386) 446-6333
Community Development District	(386) 447-1888
LandMar Group	(386) 446-6428
Grand Haven guard gate	(386) 445-2376
Village Center office	(386) 447-0192
Village Center café	(386) 447-0239
Grand Haven Golf Club pro shop & tee times	(386) 445-2327
Grand Haven Golf Club restaurant	(386) 445-1027
Palm Coast City Hall	(386) 986-3700
Flagler County property appraiser	(386) 313-4150

