



The Oak Tree

A Message from your Board of Directors

Mission Statement: “The Grand Haven Master Association (GHMA) seeks to enforce both equitably and in a timely manner all Covenants, Conditions and Restrictions (CCR’s) pursuant to the declarations, while fixing, levying, collecting and enforcing payment from Association members all charges and assessments in accordance with Florida Law.”

In essence, the role of the GHMA Board is to ensure that the living standards within Grand Haven are maintained in accordance with the CCR’s. Hopefully, that is the goal of every resident of Grand Haven. The rules that we attempt to enforce have been agreed to by every individual property owner and in turn, every renter within Grand Haven.

In today’s difficult real estate market, it is to every resident’s benefit that our community is well presented. In regard to this goal, and in accordance with the CCR’s, there are a few basic rules that should be followed by all:

- Yard trash should not be put out at the curb prior to the night before pick up. If not in a bag, it should be bundled and taped or tied up.
- Yard trash should not be placed on an undeveloped lot. It will not be picked up from that location.
- Recycling and garbage should not be put out at the curb prior to the night before pick up. If you are using a plastic bag in place of a garbage can, you might want to wait until morning rather than risk a visit from “night critters”

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A Message from your Board of Directors, *continued*

- Please remember that changes to your property and/or residence require approval from the Architectural Design Committee (ADC). There is no cost for this process. However, you are subject to a \$100.00 fine for an unapproved change.
- Homeowners/renters are responsible for basic maintenance on their property including mowing, replacement of dead sod (unless otherwise negotiated via the PLM program), removal of mildew and mold from walkways and driveways and keeping flower beds weed free.
- Owners of unimproved lots are required to provide basic maintenance of the property. The most practical and inexpensive way to accomplish this is through the Unimproved Lot Maintenance Program (ULMP). Further information is available by contacting Troy Railsback at Southern States Management Group.
- Irrigation: with the exception of River Club and the condominiums every homeowner is responsible for irrigation – sufficient watering, maintenance of the system and any costs associated with this. If wells are being used there should be no rust stains on the house, sidewalk, driveway or roadway.

As you may be aware, one of our major goals is to minimize the need for any CC&R enforcement action. But when enforcement action is required, the board is committed to increasing the efficiency of collecting delinquent assessments and fines. A number of remedies are currently under consideration including, but not limited to legal filings. Property owner's who refuse to meet their obligations and responsibilities pass the financial burden on to the rest of us while often continuing to enjoy the benefits of the Grand Haven lifestyle. It is the position of your board that proactive changes need to be made in our approach to this problem. It should be noted that Florida lawmakers have recently been extremely active in passing legislation that is highly supportive of Home Owner associations. In this regard, new laws have recently been enacted.

Now would be a most appropriate time for any property owner who is delinquent in any form of assessment or fine to consider negotiating a settlement. As we move ahead and initiate actions, this alternative may not be readily available.

As Directors of the GHMA, our one overriding goal is to assist every resident of Grand Haven in maintaining the best possible lifestyle. We all are here because of the belief that Grand Haven was a very special place to live. Despite the current economic situation and its negative impact upon the housing industry, Grand Haven continues to be special. With your support the board believes that we can attain our goal and maintain our place as one of the premier communities in the southeast.

For further information regarding the GHMA, meeting dates, agenda's and CCR's, please visit our website at www.grandhavenhoa.com

Board Members

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PLM Corner

The Board has been busy with two projects for the PLM: resident surveys and PLM contract negotiations. The current Private Lawn Maintenance (PLM) contracts expire December 31, 2011. The Crossings contract expires in 2012.

In a letter to PLM residents we asked them to rate their current PLM contractor and to email PLMGHMA@cfl.rr.com with their comments. In total we heard from 68 residents out of a potential 535. That's just a little under 13% of the potential responders. Several villages had a higher percentage. Most people provided detailed comments and a rating of 1-5 (with 5 being the highest). All of the ratings and individual comments have been shared with the board members. Below are the overall results of the survey:

VILLAGE	# Residents	# Replies	Rating Average
Crossings	133	5	2.8
Heritage Oaks	53	4	3.25
Linkside	88	24	2.93
Lakeside	25	3	3.0
Pine Harbor	46	3	3.5
River Walk	40	9	2.0
Village Oaks	38	6	3.42
Reserve	40	5	2.9
River Club	72	9	4.39

The PLM contracts expire at the end of December for all PLM villages except the Crossings. Their contract expires at the end of 2012. In June we had 13 contractors express an interest in bidding on various village combinations. All were required to come to Grand Haven to see the villages they might be bidding on and to hear the requirements. Each was provided with a bid package. Of the 13 contractors, nine submitted bids. The quotes cover a wide range. The Board is reviewing all of the quotes and the companies and is looking at the CC&R requirement that a village 2/3 vote would be required if the assessment for that village would increase by a set amount over the prior year. These percentages are Reserve-5%, Linkside-10% and all others are 15%. The contractor selections will be announced in September.



SSMG Services Retained

The GHMA Board is pleased to announce that during the June 2011 board meeting the Board unanimously voted to retain Southern States Management Group (SSMG) as Community Manager. The contract will run for three years from January, 2012 to December, 2014 with no change in the fee. Over the past few years SSMG has grown with Grand Haven and over the next few years it is important to maintain this knowledge and experience. The Board has many new projects that will be initiated and implemented in 2011 and onward and this continuity between Grand Haven Master Association and Southern States is essential.

Southern States Management Group is located at:

2 Camino del Mar
Palm Coast, FL 32137

Their mailing address:

P.O. Box 354785
Palm Coast, FL 32135

SSMG is an independent management firm hired to manage the daily operations of the GHMA. Questions, comments or concerns regarding the GHMA, The River Club or Private Lawn Maintenance should be directed to Troy Railsback at (386) 446-6333 ext. 307. For questions or concerns regarding the Architectural Design Committee or new construction, please contact Brandy Despang at (386) 446-6333 ext. 306. Questions or concerns regarding the Riverview Condominiums (Phase I and II), please contact Troy Railsback at (386) 446-6333. Both are licensed Community Association Managers with knowledge and experience to assist you.

Grand Haven Website

The Grand Haven Master Association has its own website, www.grandhavenmhoa.com. Its purpose is to make information accessible about Association activities.

It includes the names, e-mail addresses and phone numbers of the Grand Haven Master Association Board and the Architectural Design Committee, meeting schedules, agendas, FAQs and financial information.

The site also lists ADC guidelines and forms for residents to use to make submittals for changes to their property.

Problematic Properties

As mentioned in the article "A Message From Your Board Of Directors", one of our major goals is to minimize the need for any CC&R enforcement action. However, when enforcement action is required, the board is committed to increasing the efficiency of collecting delinquent fines and assessments. A committee reviewed possible options and the GHMA Board of Directors approved the following actions at their meeting on August 19, 2011:

- In accordance with Florida Statutes, for all rented properties that are delinquent in the payment of fines, assessment or special assessments in excess of 60 days, the GHMA will demand that the rent monies be paid directly to the GHMA until all arrears are satisfied.
- Liens will be placed on all properties with fines that are delinquent in excess of 90 days and \$1,000.00.
- The GHMA Board, with advice of counsel, will initiate foreclosure proceedings on selected properties meeting pre-selected criteria.
- Present a one time offer of amnesty which provides for the elimination of existing fines and potential legal fees if the infraction is corrected within 60 days and the property remains free of further fines for one year.
- Present a one time offer of amnesty which provides for the elimination of accrued interest and potential legal fees if all past due assessments are paid in full within 60 days. As an alternative, a payment schedule must be negotiated within 60 days, the terms of which shall not exceed one year.
- Present a one time offer of amnesty to owners of undeveloped lots that provides for the elimination of past due fines if the property owner enrolls for a minimum period of two years in the

Problematic Properties, *continued*

- Unimproved Lot Maintenance Program. As an alternative the property owner must provide via a written agreement with an independent contractor that lot maintenance will be provided for a minimum period of one year.

Please remember: Homeowners/renters are responsible for basic maintenance on their property including mowing, replacement of dead sod (unless otherwise negotiated via the PLM program), removal of rust, mildew and mold from walkways and driveways and keeping flower beds weed free.

Two other issues, Solicitation and Garage Sales, were discussed. The Board has the authority granted by the Master Declaration to adopt rules. Rules prohibiting Solicitation and Garage Sales were approved by the Board at the August 19, 2011 meeting. These rules will be recorded with the County and then copies will be distributed to all residents.

CDD Corner

The GHMA and the GH CDD will be collaborating their efforts to keep Grand Haven grand. Policies and procedures regarding gate access control along with lease/rental provisions will be reviewed and/or modified to address concerns relating to access into the community by non-property owners or unregistered renters. Abuse of GH Amenity facilities and/or continuing violations of Village CC&Rs are also topics of concern. The GHMA and the GH CDD appreciates your support in these efforts.

GHMA Meeting Schedule for 2011

The Grand Haven Master Association (GHMA) will meet at the Creekside Amenities Center with scheduled meetings for the rest of the year:

2 p.m., Friday, September 23, 2011

2 p.m., Friday, October 21, 2011 (Budget)

2 p.m., Friday, November 18, 2011

All residents are welcome to attend.

GH Women's Club 2011-2012

A member of the General Florida Federation of Women's Clubs, the Grand Haven Women's Club, founded in 2005, is a non-profit volunteer organization with over 120 members. Come join and "give back" to people in need.

The Club's theme is "Embrace the joy of giving back". This past year, the Club donated over \$4,100 to local and county organizations and over \$2,000 to state and international organizations. At every meeting, there is a brief business meeting, an informative program and, of course – lunch at the Club House. This year's programs include:

September 19, 2011

Coast Guard Commander Andy Bloome, at JAX with information on Homeland Security and changes in national security since 9/11.

October 17, 2011

Faith Coleman giving information on the Free Clinic in Bunnell.

November 21, 2011

Susan Warner from New Beginnings

December 19, 2011

Christmas program with a performance by the Flagler New Theater Group

January 16, 2012

Day of Games to raise money for local causes

February 20, 2012

Bridgett Burgens from the Flagler Rehab Center speaking on back pain and good health

March/April

To be determined

May 21, 2012

The Closing Hat/Tea Social



If you are interested in attending a meeting, contact Annemarie Schutz, Membership 246-5023, or Sandra Mankowich, President 864-7548.

Join the fun and the good feeling of giving.

Submitted by Peggy Smith, Publicity

Flagler Emergency Information

Flagler Emergency has a program designed for people who require assistance with daily living or have a medical condition that prevents or hinders their ability to evacuate or provide self-care.

Pre-registration to this program is important for people with special needs. During an emergency is not the time to get on the list.

To get a special needs registration for yourself, you can choose one of the three options below:

- Go to www.flagleremergency.com and download and print the application
- Call the office at (386) 313-4200
- Send a request to:
People with Special Needs
769 E. Moody Boulevard, #3
Bunnell, FL 32110

Flagler Humane Society

Who they are:

- The Flagler Humane Society believes in helping the greatest number of animals with their available resources.
- As such, they have an open admission policy and will accept any animal that comes through their doors.
- They place healthy, adoptable animals into new homes.
- They provide medical and behavioral rehabilitation for those animals that may need some extra care and attention before they are adoptable.
- The Flagler Humane Society's goal is to end euthanasia for all healthy and treatable animals.

Please check out their link at www.flaglerhumanesociety.org for adoptable and foster pets, upcoming events and how you can help this wonderful privately funded charitable organization.

Watch for them at Oktoberfest on September 23rd at the Grand Haven Village Center.

ADC: Want to make a change?

There are two rules for living in harmony:

1. Don't sweat the small stuff
2. It's all small stuff

Residents who would like to change the outside appearance of their home or make a change in their landscape design must first get approval of their plans from the Architectural Design Committee (ADC). There is no cost for this process. However, you are subject to a \$100 fine for an unapproved change.

After a landscape or well proposal is drawn up with a contractor or well driller, or a new house color selected, the resident should go to the Master Association web site, www.grandhavenmhoa.com, to find the necessary forms to submit the plan. Click on Architectural Design, then ADC Forms, then click on ADC Application Form, and if necessary, Well Agreement. Print and fill out the forms needed, copy in triplicate, write a check for the amount stipulated by the ADC and submit a letter explaining what is to be done. Take photos of the house or lawn, if so desired, and bring the entire package to Southern States Management at 2 Camino del Mar, the property management firm for the ADC. There is also a drop-off "mailbox" on Marlin Drive near Creekside Athletic Center.

The application will then be placed on the agenda for the next ADC meeting provided it has been submitted at least three working days prior to the meeting. Residents who do not wish to attend the meeting will be notified by mail about the outcome.

The meetings are held in the Creekside Amenities Center meeting room on the first and third Wednesday of every month at 9:30 a.m.

Village Voices

If anyone is interested in writing about their neighborhood, we'd like to include a section devoted to newsworthy items of interest.

Please contact Patty Stauffer (postaufer@earthlink.net) or Nancy Snodgrass (nancysnodgrass@cfl.rr.com) if you'd like to volunteer for this.

Wild Oaks Eagles

*** ALERT ***

THERE'S A SCANDAL BREWING

Well, Florida eagle breeding season is just around the corner and many eagles are returning back home. Mom Eagle returned to her "home" on August 26. You might remember that was the day Hurricane Irene passed by. Mom had good instincts and decided to "high tail" it back home as the weather in the north was expected to be vicious.....one smart bird! No sign of dad yet, but he usually returns a few days later. Fingers crossed he will return soon.

On August 27 a male (sub-adult) eagle was first spotted in the nest and around the nest area. A sub-adult represents a "maturing" eagle and is approx. 4 yrs old.....commonly referred to as a "dirty bird" because the signature "white head" isn't fully grown in yet. This male is getting his white head but still has some dark areas. His tail hasn't turned completely white and he still has dark eyes that the immature eagles possess. An eagle matures at approx. 5 yrs and at that time the striking white head and tail is apparent along with the characteristic yellow eyes and beak. At this time the bird is ready and anxious to find a mate and start breeding.

For the past few days mom and the sub have been seen together several times.....not only in Wild Oaks but in other "gated" communities (affluent eagles, they are!).....perched together and soaring together. It's obvious the sub is following mom around and becoming very comfortable with the area. This eagle is possibly one of mom and dad's babies from 4 yrs ago as juvenile and immature eagles often return to their natal territory.

The big question is.....will dad return? If he is healthy, he will return to his mate and his beloved nest. And if he does, the sub will be quickly escorted out of the area and hopefully without a battle. If dad doesn't return, I guess mom has a back-up that is very much "at home" at the nest and in the area. Stay tuned.....

Check out the videos of The Wild Oaks Eagle Family recorded in January 2011 by "John ~ The Video Guy" (Part I & Part II) <http://www.youtube.com/user/opticalpress>

Submitted by Gretchen Butler
Audubon Senior EagleWatch Volunteer Extraordinaire

Frequently Asked Questions

Q. I recently was lucky enough to find an eight foot bronze replica of the Eiffel Tower and would like to put it on my front lawn with different colored lights shining on it at night. Do I have to tell my neighbors about it before I have it delivered?

A. C'est fantastique! Before telling your neighbors you need to apply to the ADC for approval for displaying such an international treasure. You must first submit an application which is required by the CC&Rs. This could save you a possible fine. Placing a structure such as you described, decorated with multi-colored dancing lights that is visible to the whole street, most likely would not be approved. However, it would make a fabulous indoor wine rack, n'est ce-pas?

Q. I live in a PLM Village. In order to save money I am watering my lawn only once every two weeks. Surprisingly, the grass is turning brown. If it dies, who can I call to get it replaced?

A. Who you gonna call? Sod busters! Each homeowner in Grand Haven is responsible for the maintenance of his or her property. That means if your lawn burns out due to lack of proper watering you must have the dead sod removed and replaced or face potential fines. It will be more economical in the long run to follow the St. Johns Water Management District guidelines of watering your lawn twice a week during Daylight Savings Time and once a week during Eastern Standard Time than having to re-sod your lawn several times a year.

Q. I am very distressed. I received a CC&R warning that the trees at the street in front of my house need to be trimmed. I did not select them or buy them. They were already planted when I purchased my home. Who is actually responsible for these trees? Please solve this as the neighbors keep giving me dirty looks when I am outside.

FAQs, *continued*

A. Responsibility begins at home. YOU own the trees and are required to maintain them and keep them trimmed so people walking on the sidewalk do not have to duck, crouch down, steer clear of, or bend over to avoid being impaled by the branches.

Q. Since I like to sleep late in the morning, I put out my garbage in plastic bags the night before pick-up. Animals and birds are tearing open the bags scattering the trash and making a huge mess in front of my house. Can I call Animal Control and have them trap and/or capture these creatures?

A. In a word, "No!" The animals are only doing what comes naturally to them. Survival! If you must put your trash out the night before pick-up, at the very least it should be placed in a lidded, tightly closed and secured trash receptacle. The best and least messy option is to put out your trash the morning it is to be collected. You could also go to sleep earlier. Otherwise, expect some mornings to look like out-takes from Hitchcock's "The Birds!"

Q. My family and I are new to Grand Haven and to Florida. I understand that Hurricane Season is from June through November. So what do you do when a Class 5 hurricane is going to make landfall?

A. Does the name Noah mean anything to you? However, if your carpentry skills are less than outstanding and you are allergic to fur, feathers, scales, and water, you might want to access the following website. www.flagleremergency.com and follow the links for information on hurricane preparedness and evacuation information. (The Flagler County Library has free brochures available to all.) To make evacuation more orderly, if tropical storm force winds of 39mph or greater occur Grand Haven 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.

GHMA NEWSLETTER

Grand Haven Master Association, Inc.

P.O. Box 354785

Palm Coast, FL 32135

Southern States Management Group	www.ssmgroupinc.com	(386) 446-6333
Grand Haven Master Association	www.grandhavenmhoa.com	
Community Development District (CDD)	www.grandhavencdd.org	(386) 447-1888
Grand Haven Main Gate Guard		(386) 445-2376
Village Center Office		(386) 447-0192
Village Center Waterside 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
Palm Coast Utilities	www.ci.palm-coast.fl.us	(386) 986-2360
Flagler County Property Appraiser	www.flaglerpa.com	(386) 313-4150