

President's message

In my first message to you, I reported that one of my major objectives as president was to improve communication between the Master Association and the residents. My year is now half over and I hope that through this newsletter, we have satisfactorily begun that process.

Many of you have called and written to inform the board how much you enjoy this letter and how you believe that it is helping everyone better understand how things work around Grand Haven. We have tried to answer your questions about what the various boards do, the difference between the CDD and the Master Association, what a deed-restricted community is, why we have an Architectural Design Committee and what it does, and most of all, what is a CC&R.

We have used the newsletter to keep you up to date about such things as the fence that was put up around the unfinished Whitehall Condos and various activities and clubs within the community.



Some of the things that we have accomplished recently have included a successful performance review of Southern States Management, our property manager. And to facilitate a better understanding of the needs of Grand Haven residents, with the appreciated help of the Advisory Council, we have begun the bidding process on the contracts for the Private Lawn Maintenance neighborhoods (PLM).

I think our community is looking better and better all the time because a large majority of you take great pride in keeping GH looking its best. That is basically what your Master Association's goal is all about and the board appreciates residents' efforts to help us reach that goal.

In future editions we will continue to bring to you information that we believe will be helpful and informative. Your ideas and suggestions are always appreciated.

Kenny O'Connor, President, GHMA

Tips on reducing pond scum

Reducing the growth of algae in Grand Haven's storm water detention ponds (aka lakes) is a difficult problem. The CDD is embarking on a multifaceted program to determine the best combination of technologies to use in the ponds.

The results from these programs will not be available for some time. In the interim each homeowner can take steps to lessen this problem.

Misuse of fertilizers within the community has been a major contributing cause of excessive algae blooms in the ponds. Runoff from yards, even those not directly on a pond, ultimately finds its way to a pond through the storm water sewer system.

To combat the problem, Grand Haven has adopted the University of Florida Best Landscaping Management Practices. The critical elements of these Best Practices are:



1. Test soil annually. Call the Extension Office, 437-7464, for details. (Phosphorous may not be needed in fertilizer. One pound of phosphorous can create 500 pounds of algae.)
2. Do not use liquid fertilizers. Use only solid, slow release-type fertilizers.
3. Do not apply more than four pounds of nitrogen per 1,000 sq. ft. per year.
4. Do not apply more than a half pound of phosphorous per 1,000 sq. ft. per year.
5. Do not apply fertilizer within 10 feet of a pond.
6. Cut St. Augustine grass no lower than 3.5 inches.
7. Do not allow grass clippings to enter ponds.

Whether residents do their own fertilizing or have a service, following these practices will help solve the algae problem.



Grand Haven: The history

Second of a series

By Art Dycke

Editors note: The first issue of The History of Grand Haven covered the years 25 million BC to 1969 - the arrival of ITT. This article covers ITT's role in Grand Haven's history from 1969-1995.

From ITT to Lowe

The history of Grand Haven parallels that of our larger Palm Coast community and the timing of this issue of *The Oak Tree* coincides with the 40th anniversary of the creation of Palm Coast.

In July 1968 the ITT conglomerate purchased Levitt and Sons, one of post-war America's most well-known homebuilders, adding it to more than 200 other subsidiaries that included Rayonier (forest products and land), Sheraton (hotels), Hartford Insurance, Avis, and even Wonder Bread. Levitt initiated the planning and its marketing department named Palm Coast in the fall of 1968.

Levitt's engineers moved into the abandoned Lehigh cement plant, using it as its headquarters for leveling pine and swamp vegetation, digging huge drainage ditches and boat canals and eventually constructing 500 miles of road and utility infrastructure. Dr. Norman Young, Levitt's marketing manager, predicted the population of the community would grow to 750,000 residents by the year 2000.

Palm Coast's grand opening was held in October 1970 and its first building, a sales center with a 64' high observation tower, followed by model homes and a nine-hole golf course, were in place by the end of the year. Home construction began in August 1971 and the first residents moved into Casper Road off Clubhouse Drive in January 1972.

In October 1973, the first store in Palm Coast, a Handy Way/Post Office (without a gas station) opened. It was located just across the street from where the present Shell convenience store/gas station/post office, sits today.

During this period, the federal government was pressuring ITT (originally the International Telephone & Telegraph Co.) to break up its huge conglomerate. ITT spun off Levitt

and Sons in 1972 and kept Palm Coast under the new management name ITT Community Development Corporation (ICDC). At the same time, Florida was enacting more stringent environmental controls, prompting ICDC to hurriedly plat as much of its acreage as possible before the new laws took effect. It was under these circumstances that the community of Grand Haven was named.

Between 1973 to 1987, ICDC built new neighborhoods, a shopping center, an I-95 intersection, schools, industrial parks, a bridge across the Intracoastal Waterway, and the upscale Hammock Dunes gated community on the ocean. The land, later to become Grand Haven, remained undeveloped. That changed in 1987.

ITT was indeed the original planner and receiver of government authorization to build Grand Haven as we know it today. Only they called it River Club.

ICDC began planning River Club in 1987 and on July 14 of that year, company representatives attended a pre-application conference with Flagler County officials and representatives of other agencies. On October 15, the company submitted an application for River Club, describing it as a PUD (Planned Unit Development) "on approximately 861 acres consisting of 1,812 residential units and commercial, recreational and other uses." Two public hearings were held regarding the River Club PUD in 1988. Its Exhibit A was a map and legal description of the boundaries of River Club that are essentially the same as present day Grand Haven. The commissioners' consent for the PUD was signed on January 3, 1989.

A major element of the River Club PUD was the agreement by ICDC to build a Colbert Lane extension from the entrance to Daytona Beach Community College (now Daytona State College) to an intersection on SR 100 with the stipulation that "the applicant may seek financial and governmental assistance for funding such construction." This wording laid the foundation for the Colbert Lane bond issue that is paid by all Grand Haven residents to this day. Provisions were made for bicycle paths and the construction of an ICW park on the north and south ends of the development. Water, sewer and utility lines were to be underground. The most significant agreement for the future of Grand Haven appears in section 11.10 of the PUD:

“Roberts Road currently runs south to north from State Road 100 through the property to a point north of the property. The County, by this development order, vacates, abandons, discontinues, closes, renounces and disclaims any right of the County and the public in and to Roberts Road, and land in connection therewith...(a)Roberts Road shall be closed. ”

This agreement allows Grand Haven residents to privately own and enjoy the path along the ICW that runs the entire length of the development. Roberts Road is now the Grand Haven esplanade where residents can walk or bike along the ICW within the development’s gates.

The actual construction of Colbert Lane progressed very slowly. At first there was controversy regarding the effects of the road upon the natural drainage of Graham Swamp. Some county residents decried their loss of access to a large stretch of the ICW. ICDC was heavily involved in developing its Hammock Dunes property and seemed in no hurry to undertake a large new project.

In 1994 ITT let it be known it would be withdrawing from Palm Coast and selling its remaining properties. The preparation for the sale of River Club to a “successor developer” came on August 31, 1995. The “successor developer” was to be Lowe Enterprises, a national corporation initially doing business as River Club/Palm Coast Inc.

NEXT: Building and living in Grand Haven

Contact Art Dycke at artpchistory@bellsouth.net or 446-8636 with questions, corrections and information/ photos for future articles.

Bridge players sought for open games

Like to play bridge? Want to meet some people who also like to play? An open bridge game is played twice a month at Grand Haven, on the second and fourth Mondays.

The game is easy and fun - a casual form of Chicago Bridge and all skill levels are welcome.

Partners rotate after each rubber. Bets are made and all participants put a dollar into a pot that is distributed to the big winners.

The games have been played at the Village Center but may move to the



Creekside facility, which has better card rooms. Players may play as often as they like. Sign up at the Village Center or call Dee Glass, 447-3450, for further information.

Mahjongg in Grand Haven

The game of Mahjongg is a great mind builder. Like crossword puzzles, it is a thinking game that requires intense concentration.

Mahjongg can be played by all residents of Grand Haven on most Mondays and Tuesdays from 12:30 to 4 p.m. There are different rules for each day’s play.



Mahjongg is a game of Asian origin that has been around for more than 2,000 years. In the Orient, it is a serious gambling game among men, but in America, it is played mostly by women and families.

The game takes time to learn and there are adult education classes in Palm Coast for beginners. Several residents also give classes. Those who are interested in participating should come to the Village Center on Monday afternoons and observe play; all are welcome.

Grand Haven residents who have been playing for the past few years have contributed more than \$250 to the Susan B. Komen Cancer fund. For more information on participating, call Peggy Shreve at 447-3604.

Design fee eliminated

The Grand Haven Master Association has eliminated the \$25-50 fee for filing an Architectural Design Committee form. This application form, which is required by the CC&Rs, must be submitted and approved before any change is made to the exterior of a house or a change to the landscaping plan.

Residents should use the form if they are:

- Painting a house (unless doing whole house in original colors)
- Reroofing
- Adding screening to a lanai

Grand Haven Master Association, Inc.

Post Office Box 354785 • Palm Coast, FL 32135

Notice of Association Meeting Changes

The Board of Directors of the Grand Haven Master Association, Inc. will continue to meet at 2:00 p.m. on the dates originally scheduled for 2008, however, effective August 1, 2008 the meeting location will be changed to the Creekside Amenity Center, located at 2 North Village Parkway, Palm Coast, Florida 32137. The Board of Directors meets on the third Thursday of each month.

The meeting location of the Architectural Design Committee (ADC) of the Grand Haven Master Association, Inc. (ADC), effective August 1, 2008, will be changed to the Creekside Amenity Center, located at 2 North Village Parkway, Palm Coast, Florida 32137. The ADC meets on the first and third Wednesday of each month at 9:00 a.m..

July 2008

- Removing trees (city permits also required)
- Adding trees
- Re-landscaping (not necessary if replacing dead plants in kind).

If a resident makes a change without an approved form and it is discovered by an inspector, certain fees and fines may apply.

Residents are urged to take the free route, and if in doubt, send in the form.

Many projects planned for Colbert Lane

By Don (Toby) Tobin

Grand Haven residents may have noticed that there are several projects along Colbert Lane in either the planning or development stage.



The closest one to the Grand Haven community is The Shoppes at Grand Haven, a 60,000-square-foot retail, restaurant, and office plaza located on a nine-acre parcel directly across from the main gate. The project has been approved and all permits are in place, but the developer has been unsuccessful in finding tenants and has put the site up for sale.

The Trio Group is developing The Preserve, a condominium project on the west side of Colbert near SR 100. The infrastructure, including the installation of stop signs, was completed before the project was put on hold, awaiting an improved real estate market. When completed, The Preserve will be comprised of 160 condominium units (from 1,725 to 2,725 square feet) on 23 acres.

A multi-use development surrounding The Preserve and extending to SR 100 has been restarted. Orlando-based Waterford Investments purchased phase I, a 228 single-family residential planned unit development located on the project's northern end, with an entrance north of The Preserve. Infrastructure work has begun and is clearly visible from Colbert Lane. Phase II is planned for a commercial component on the northeast corner of Colbert and SR 100. An additional residential component is planned for the area west of The Preserve. Waterford informed me that they have the phase II parcels under contract.

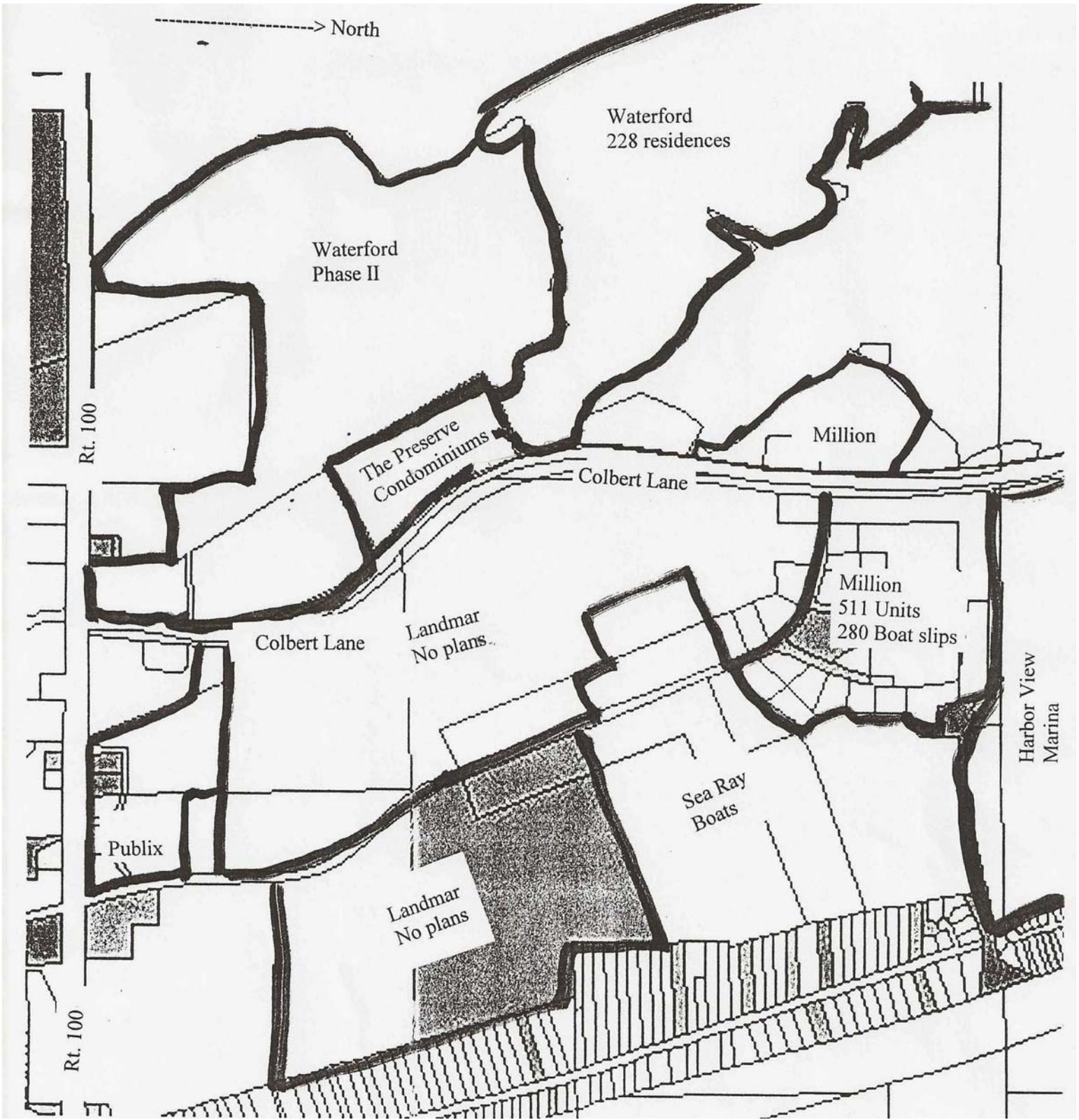
Two marina projects are planned for the east side of Colbert near the former Lehigh cement plant site. The furthest along the development path is Harbor View Marina. Harbor View was originally floated as a boating and marina project with new salt water canals through the development, connecting with the Intracoastal Waterway. It evolved into a scaled-down version with fresh water rather than salt water canals that will not be connected to the Intracoastal. The plan calls for 160 single-family residential units, 462 multi-family condominium units, and some commercial space. Harbor View is located on the east side of Colbert Lane north of, and adjacent to, the old Lehigh property. It's bounded on the east and north side by Palm Coast Plantation. The main entrance to Harbor View, off Colbert Lane, is already built. It connects to the south end of Riverwalk Drive in Palm Coast Plantation.

The second is a residential/commercial PUD marina development planned for the Lehigh cement plant site. This plan originally involved LandMar, the Grand Haven developer, and Grand Haven resident Bob Million. LandMar is no longer involved. The project is approved for 511 residential units, a 165,000-square-foot non-residential building, and 280 boat slips. Million plans to begin construction of the marina and dry storage by the end of the year. There will be 80 wet slips and 200 dry slips. The building will also provide retail and restaurant space. Residential development will be timed to market conditions.

LandMar controls the next development, residential parcels on either side of Roberts Road. The western parcel also fronts the east side of Colbert. LandMar has no plans to move this project forward until market conditions improve.

The extension of Roberts Road to Colbert Lane has been approved and construction is expected to begin shortly. The extension will bring Roberts Road to Colbert Lane at a point south of the remaining Lehigh cement plant smokestack. The new road will make it possible for Grand Haven residents to avoid SR 100 when traveling to the planned Publix supermarket at Roberts Road and SR 100.

Editor: Don (Toby) Tobin is a real estate commentator and publisher of GoToby.com, a website providing real estate news, articles, commentary, and analysis. He is a resident of Grand Haven and a licensed Realtor® currently associated with Adams Cameron.



Frequently Asked Questions (FAQs)

Q. My neighbor has a well for his irrigation and it has caused stains. He cleaned up the stains on his sidewalk and driveway, but the street curb is still stained. Who cleans the curbs?

A. The resident who creates the stains is responsible for cleaning them up. If your neighbor's well is staining the house, sidewalk, driveway, electrical/cable boxes, curbing, street, etc., it is his duty to clean it up. Failure to clean all of the rust stains leaves him liable for a violation notice and possible fine.

Q. I am leaving for an extended vacation. Can I put up my plywood window covers now, just in case a hurricane comes this way?

A. In a word - No. Your neighbors really don't want to look at your plywood or any other fortress materials while you are enjoying a month or two in the Bahamas, Caribbean or other fun locations.

Guidelines: Hurricane shutters are to be closed when an official hurricane watch is announced and are to be taken down or opened seventy-two (72) hours after the official watch has been lifted. This applies to all homes in Grand Haven.

Bottom line: Make arrangements with someone before you leave

Q. I want to rent my residence. What are the rules?

A. The CC&Rs limit rentals within Grand Haven. Their objective is to prohibit short term rentals. Grand Haven does permit longer-term leases. Generally the rules restrict rentals to a minimum of 30 days; a property may be rented only twice per year; and the leases have to be on file with the CDD and the GHMA. Give your copy of the lease to the CDD office (see article on CDD office), and they will get it to the GHMA.

Q. I am going to paint my house. Do I need approval?

A. Yes. According to the CC&Rs, no construction or improvements can begin, including painting of exterior



surfaces, until approved by the Architectural Design Committee.

It is a simple process. Download the forms from grandhavenmhoa.com under the ADC tap. Fill them out. Attach color swatches of your chosen paint. Place the material in the ADC white mailbox - located just south of the Creekside Amenities Center. No fee is required. The management company will get back to you.

Note: If you are painting your house the exact original color, you do not need approval. Some residents, however, have been incorrect in thinking their new color scheme was the same as the previous shade, but was not. Residents are urged to avoid similar mishaps and send in the forms to the ADC.

Q. My streetlights are on during the daytime. Why doesn't the GHMA fix them?

A. The GHMA's scope is architectural standards and control for private property. The CDD's scope is common property. For concerns about roads, guard gates, ponds, or irrigation water breaks, call Jessica at the CDD office, 447-1888.

Q. We have two vacant lots on our street. One seems to get cut every three or four weeks, the other goes two months before being cut. What is happening?

A. There are 189 vacant lots within the original boundaries of Grand Haven. These lots get cut under one of two programs. Under the first program, vacant lot owners contract with the GHMA to cut their lots. For \$250 per year, the vacant lots are cut every 20 days or so from May through September – the growing season. Then the vacant lots are mowed every one to two months during the low growing season—(October until April). There are over 80 lot owners signed up for this program.

If the owner doesn't use this service, it is the responsibility of the property owner to cut the vacant lot. Some owners do this on a regular basis. If a lot owner does not cut his/her lot, the GHMA will cut the front 20 feet of the lot on the same schedule as above. The first 20 feet is a right of way and the GHMA does this as a service to the neighborhood. When the remainder of the lot exceeds the CC&Rs requirement, the lot

owner is sent a violation notice. If he/she fails to remedy the violation, the owner is subject to fines up to \$1000.

Since the \$250 regular program is simpler and generally less expensive than the alternative programs or fines, vacant lot owners are encouraged to sign up by contacting Southern States Management Group at 386-446-6333.



The Oak Tree staff

Kenny O'Connor, President, GHMA
 Ray Smith, GHMA Communications
 Diane S. Zeeman, Editor
 Troy Railsback, Production Manager

Avoid a lien, pay 2008 assessment

Grand Haven residents all received a mailed invoice in December for their Master Association's annual \$55 assessment, payable in January. The vast majority of residents paid the invoice on time, but a few did not.

For those who don't pay, the management company sends out a second, third and fourth invoice, if necessary, which includes late fees and accumulating interest.

GHMA records show that four percent of residents have not paid their 2008 assessments, so the next step is to lien the property. A resident whose name is on the list below should call the management company at (386) 446-6333 and provide proof of payment or immediately arrange payment. Residents who know someone on the list should notify that person, because failure to pay has expensive consequences.

The lien process involves legal and filing fees. The original \$55 assessment grows to hundreds of dollars and is attached

to the property. Each year the lien is renewed, adding additional legal fees and administrative costs. With interest accumulating at 18 percent, it becomes a costly path to follow.

Residents who have not paid their 2008 assessment:

Village	Customer	Prop	Yrs	Property Address
Creekside	Joseph & Carolyn Chiarello	*		27 Creekside Drive
East Lake	Cory & Tine Hoffman	*		43 Eastlake Drive
East Lake	Sofio B. & Virginia M. Makahiya	*		7 Oasis Circle
Fairways Edge	John Cameron		X	15 St. Andrews Court
Fairways Edge	Munarov Rafik & Alla Mordukhaeva			18 St. Andrews Court
Front Street	Keith & Jinhee Gadsen			36 Lagare Street
Front Street	MTGLQ Investors LP		X	97 Lagare Street
Front Street	Patricia Terek			43 Front Street
Hidden Lake	Eugueni & Tatiana Chichliannikov		X	107 Southlake Drive
Hidden Lake	Varvara Gasparyan		X	26 Southlake Drive
Hidden Lake	Anna Litvinova		X	76 Southlake Drive
Hidden Lake	Frank Ponticelli & Deborah Logan			4 Hidden Lake Way
Hidden Lake	Vyacheslav & Asay Nesteruk			5 Hidden Lake Way
Hidden Lake	Alvin & Kirsten Smith			56 Southlake Drive
Lake Haven	ABC Affordable Bldg Contractors		X	45 Marlin Drive
Lake Haven	Herbert & Irene Bloom			20 Pelican Court
Lake Haven	Bouchra Chemsiddine			10 Sandpiper Court
Lake Haven	Boris & Lyudmila Chernyak			7 Pelican Court
Lake Haven	Safir Hoosein		X	33 Marlin Drive
Lake Haven	Anthony & Patricia Jackson		X	20 Ibis Court North
Lake Haven	Karyn Warne & Rachel Jeffries			5 Ibis Court North
Lake Haven	Barbara Manson			5 Heron Court
Lake Haven	Panayos Panayotov			17 Flamingo Court
Lake Haven	Bibi Shakur		X	17 Marlin Drive
Lake Haven	Gennady & Inna Shevchenko	*		24 Pelican Court
Lake Haven	Paul & Lisa Summa			9 Heron Court
Lake Haven	Timothy & Heather Tyson		X	18 Flamingo Court
Lake Haven	Mariva Zhukevich			22 Pelican Court
Linkside	Mohammad & Saadia Alam			2 Gleneagles Place
Linkside	Richard & Joan E. Kendzior		X	9 Gleneagles Place
Marsh Crossings	Gregory Marsh	*		20 Grandview Drive
North Park	Artur & Susanna Babayan			7 North Village Drive
North Park	Earl & Miriam Buchanan			5 Long Lake Way
North Park	Clay S. & Rhodine J. Buse			19 North Village Drive
North Park	Stuart S. Fitzgerald			28 North Village Parkway
North Park	Annabel Gertner	*	X	30 North Park Circle
North Park	Gregory & Patricia Marsh	*		20 North Village Parkway
North Park	Michael & Annamaria Ritt			24 North Village Drive
North Park	Sandra R. Walowack			8 North Park Circle
Pine Harbor	Craig Ranciato		X	21 Pine Harbor Drive
Reserve	Richard & Heather Burnett			31 Shinnecock Drive
Reserve	Jose & Maria T. Torres			1 Shinnecock Court
River Club	Joseph & Carolyn Chiarello	*		7 River Point Way
Riverview	Joseph V. & Linda J. Boyle			200-102c River Front Drive
Riverview	Annabel Gertner	*	X	200-104d River Front Drive
Riverview	Kevin & Diane Orak			200-103c River Front Drive
Riverview	Robert M. & Patricia O. Stauffer			200-201c River Front Drive
Riverview	John R. Trueman			200 River Front Drive #103b
Riverview	Edward S. & Kathleen Vacchelli			200-303d River Front Drive
Riverview	Whitehall Homes, LLC	*	X	River Front Drive
South Park	Vincente Sanitate & D. Alessandra			12 Riverbend Drive
South Park	Maurcen Atri			38 Riverbend Drive
South Park	Michael & Kimberly Gardner			60 Riverbend Drive
Southridge	Christopher & Holley Langille			10 Sand Pine Drive
The Bluffs	Michel Ariet & Indira Del Amo			42 North Waterview Drive
The Bluffs	Himar A. Garcia	*		34 North Waterview Drive
The Bluffs	Roberto Garcia	*		64 North Waterview Drive
The Bluffs	Hilmar A. Garcia/Miriam D. Garcia	*	X	6 South Waterview Drive
The Bluffs	Luz Daubar & Maria L. Knips		X	28 North Waterview Drive
The Bluffs	Michael Shmidt & Nataliya Orlova			59 North Waterview Drive
The Bluffs	Gennadiy & Inna Shevchenko	*		57 North Waterview Drive
The Crossings	Robert & Joanne Maher	*		105 West Waterside Parkway
The Crossings	Robert B. & Joanne B. Maher	*	X	88 West Waterside Parkway
The Crossings	J. B. & Kimberly Slapikas			16 Crosslink Court
The Crossings	Adolfo Soto		X	152 West Waterside Parkway
Village Oaks	Sofio & Virginia Makahiya	*		8 Village View Way
Village Oaks	Margaret Tillman			1 Village View Drive
Wild Oaks	Lyudmila & Aleksander Abankin		X	18 Scarlet Oak Circle
Wild Oaks	Peter & Tatyana Bessonov			183 Willow Oak Way
Wild Oaks	Deutsche Bank			230 Willow Oak Way
Wild Oaks	Flora Gets			6 Blue Oak Lane
Wild Oaks	Cory Hoffman	*	X	43 Scarlet Oak Circle
Wild Oaks	Glenn Bruk & Ulyana Kemel			223 Willow Oak Way
Wild Oaks	Daniel & Tania Taylor			55 Scarlet Oak Circle
Wild Oaks	Nanci Whiteley		X	195 Willow Oak Way

Asterisks indicate assessments delinquent on multiple Grand Haven properties.
 X indicates multiple years of non payment of assessments.

GHMA NEWSLETTER
Grand Haven Master Association, Inc.
P.O. Box 354785
Palm Coast, FL 32135

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

