

President's message

I have come to the conclusion that each and every resident of Grand Haven should take a turn at being president of the Master Association. It teaches you PATIENCE! There are processes in place, whether through state laws or our own bylaws, and learning to follow these processes forces patience or you will go mad.

When the GHMA receives a complaint or observes a violation, a dated photograph is taken and included in a letter sent to the resident. The resident has 10 days from receipt of the letter to correct the violation or call the property manager, stating intent to do so and when it will be completed.



The letter also includes the date of the next Fines Committee meeting. If the violation is not corrected and there is no contact from the resident, the violation will be on the meeting agenda. The committee meets once a month, so it is possible it could be up to 40 days before a violation is addressed.

The good news is that most of our residents correct the violation as soon as they are made aware of it, but for the others, it can take time, sometimes a lot of time. We all have to wait for the process to run its course, because the procedure must be followed, no matter how badly we would like to see that dead tree removed or the rust stain cleaned.

If the resident ignores the violation letter, the board then proceeds to a state-mandated process - the remedy cycle. The GHMA can go to small claims court, or use other methods to enforce our rules, but all of these take months to execute. Eventually the small number of residents who ignore the procedures will be required to fix the violation and pay their fine. But eventually is not now and I have learned that leadership is accompanied by frustration. But in the end, the process works!

Kenny O'Connor, President, GHMA

Private lawn maintenance rules tweaked

The Grand Haven Master Association is responsible for contracting and administering lawn and landscape maintenance in eight villages within the community, about a third of the total number of villages. The current Private Lawn Maintenance (PLM) contracts expire in December.

For those villages with the lawn contracts, the CC&Rs define the scope of work but the type of work varies between villages. In some cases, the contract language is less than precise. To remedy this, the GHMA board requested the Advisory Council, with the guidance of the GHMA's Rob Sedelmyer, to compare the specifications of the existing contracts vs. the individual villages' CC&R requirements and make recommendations to the board.

The board also received input from Southern States Management Group (SSMG), Grand Haven's property manager, about other communities it manages. Input from various informal surveys of residents was also incorporated.

Most of the requirements did not require changes, but a few did, such as those in the Reserve, where the CC&Rs had to be altered.

For other villages, shrubbery-trimming language was changed to reflect a standard of appearance rather than the number of times a year shrubbery was trimmed. Irrigation checks will be quarterly and accomplished via the solenoid box, thus eliminating the necessity of residents being present for the service. Fertilization will be done three times a year, complying with State of Florida guidelines. A number of changes were made to clarify contract language.



An important change to all specifications was the addition of a monthly on-site review by Grand Haven's property manager and the contractor. These inspections will be followed up with a quarterly performance review meeting with the property manager, contractor and a member of the GHMA board.

Grand Haven: The history

Third of a series

By Art Dycke

*Editor's note: The last issue of **The Oak Tree** covered the second chapter in the history of Grand Haven, the years 1968-1995. ITT, the original planner, had received authorization to build the Grand Haven development that currently exists, known at the time as River Club. During that period, the ITT Community Development Corporation (ICDC) built new neighborhoods, a shopping center, an I-95 intersection, schools, industrial parks, a bridge across the ICW, and Hammock Dunes, but the community that later became Grand Haven was still undeveloped.*

ITT started planning River Club in 1987 and submitted an application for the River Club, describing it as a Planned Unit Development (PUD) with 1,812 residential units on approximately 861 acres. While ITT completed many other projects in this area, its development of River Club/Grand Haven was not to be. In August 1995, ITT sold the undeveloped land known as the River Club to Lowe Enterprises.

ITT had also sold 3,000 acres of its adjacent Graham Swamp property to the St. Johns River Water Management District, now part of the swamp preserving the Grand Haven Conservation Area. Aerial photography and ITT sales maps in 1993 showed only heavy vegetation within the boundaries of River Club, with the exception of a small portion of Roberts Road along the ICW.

This vacant wilderness known as River Club now had a new developer. Lowe purchased 200 acres from ITT on August 31, 1995, with an option to purchase the remainder of the property within a year - which it subsequently did. The company also acquired the ITT residential construction company and two sales offices - one of them being the "blue roof" building at Palm Coast Parkway and Old Kings Road.

The Articles of Incorporation for the River Club Master Association, Inc. were filed on November 7, 1995, and Lowe changed its local business name to Grand Haven/Palm Coast Inc. The board of directors consisted of Robert D. (Bob) DeVore, Michael E. Hulme, and Edward R. (Bobby) Ginn III, who was to be president of the association. DeVore was the ITT construction project manager who built the Palm Harbor shopping center in 1978, in addition to other projects. Ginn had been a developer in Hilton Head.

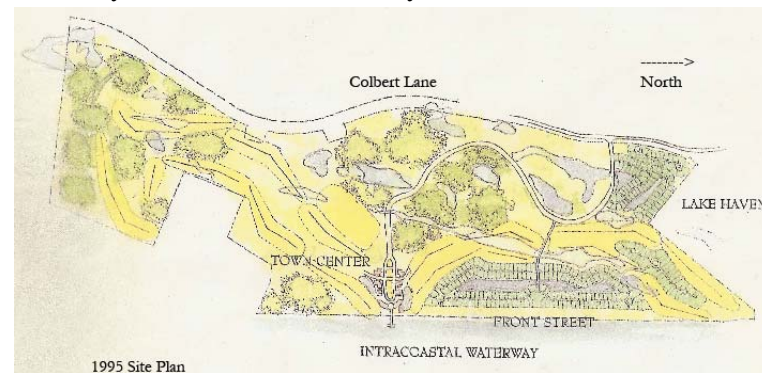
Finally, the pieces were in place to start development, sell lots, and build houses for the first pioneers. Surveys were made, plans were devised and the bulldozers went to work.

Grand Haven resident Ardis Dzimian recalls bicycling on the first dirt entry road and encountering displaced wild pigs followed by a large brood of piglets. John Rybacki and others described the site as "bulldozers flattening all the trees, with just one dirt road going to a small spot where the mango trees had been cut down."

According to Rybacki, "you could see the ICW. Everything was still a jungle. I was standing on one cleared area and was told that it would soon be the middle of a lake!"

My wife, Louise, and I visited that "small spot" in a boat and tried to imagine what life could be like living here. I thought that pioneer land purchasers in Grand Haven needed lots of vision to stake their future on the development of this "jungle."

A 1995 site plan illustrating the developer's concept was provided by present LandMar sales executive Diane Thornton, who said that "free golf for life" was offered in those days as an enticement to buy.



That site plan showed only one road that began at what was to become Lake Haven Village, and continued only as far as the current site of the village center. There it turned east to the ICW. It was in that area, where the clubhouse now stands, that a commercial section, with shopping and restaurants, was planned. There were no roads south of the village center area. The site plan also showed only 14, not 18, holes of golf.

It took people with a active imagination to see the potential. Al and Jackie Van Nieuwenhoven of 21 Shinnecock Drive were the second buyers on their block and the third to move in. Their neighbors at #19 were Norm and Jutta Ramponi (who now live in The Crossings) and Garner and Fran Hargrove at #23.

“When we picked out our lot, our block looked like a beach - not a house in sight on this side of the lake and only a few on the other side,” says Jackie (her husband is known around Grand Haven as Al Vann). “When we came down to visit our decorator, there was a dead alligator lying in the back of the house near the lake. We thought, “Is this a bad omen?”

“Ceci Anderson was our sales associate from Pulte and we found out later our house was the first one she ever handled. She watched over the construction like it was her own house (we lived in New Jersey and couldn't be here) and we were very pleased with the outcome.”

The Vanns still had a child in high school when they closed in January of 1999 so did not move in until July. They saw other homes being built and walked through them all.

“We met each neighbor on our block and had the first block meeting at our house - I think 17 people attended,” Jackie recalls. “We had block parties and stopped at each other's homes all the time.”

In those early days, according to Jackie, there were lots of parties and lots of nights out at the village center. Al and David Downs sang karaoke, and Crystal the bartender sang “Me and Bobbie McGee.”

Al and Jackie say their children would call and leave messages, asking, “Aren't you ever home?”

“Many people have moved away from the block, Jackie adds, “and we don't know as many people, though we still have a great block. I still feel I can stop by anyone's house if I need anything and there will always be someone to watch our house if we go away, and we'll be there for them. And there is always someone organizing the preparation of meals if someone is ill.”

Grand Haven's history continues in the next issue of The Oak Tree, with “The Pioneers of Lake Haven and Front Street.” The article will feature the people and events in the first two Grand Haven neighborhoods, Lake Haven, with Don and Dee Glass recalling the old days, and Front Street, with memories from Bill and Irene Klingenberg.

Art Dycke is the historian for the city of Palm Coast. He and his wife, Louise, are long-time residents of Grand Haven. There is still time to submit photos and experiences for this ongoing series. For more information, call Art at 446-8636.

The Oak Tree seeks contributors

The editors of *The Oak Tree* would like residents to help with ideas and topics for future issues.

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.

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	Kenny O'Connor	446-3587	koconnor12@cfl.rr.com
Vice President	Rob Sedelmyer	447-8664	07superman@bellsouth.net
Treasurer	Ray Smith	445-3666	raymondsmith@cfl.rr.com
Director	Marc Dwyer	437-3072	marc@knightdwyer.com
Director	Will Hessert	446-5204	Whessert@cfl.rr.com

Meeting locations

The GHMA meets on the third Thursday of each month at 2 p.m. The location has moved from the Village Center to the Creekside Amenities Center.

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



The Oak Tree staff

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

Frequently Asked Questions (FAQs)

Q. There is a house on our street with dead grass and the water turned off. Why isn't someone doing something about this?

A. You are probably describing an abandoned property; this is the most difficult problem for the GHMA. The state statutes just don't give homeowner associations an effective remedy. After following certain lengthy procedures, the GHMA can go on the property and cut the lawn and weeds but we cannot turn on the water. If nature does not supply enough rain, the lawn will die and stay that way until the house has a new owner.



Q. I want to support a political candidate for Palm Coast dog catcher. I think she is far better qualified than the depraved, incompetent, unschooled, lazy, corrupt alternative. Can I put a sign up in my yard to support the obviously better choice?

A. Sorry, but political signs are generally restricted in Grand Haven. We suggest you find another way to support the candidate of your choice.

Q. My neighbor is having loud parties after midnight on his lanai. Who do I talk to about this?

A. Your first recourse is to talk to your neighbor. It is always best to resolve neighborhood problems by neighbors talking to each other. Perhaps there is a mutual friend who could mention the subject, but if that doesn't work, the method of enforcement is via city ordinances. The CC&Rs do not address this subject so the GHMA is unable to help on this one. Call the sheriff's office at (386) 437-4116 when the partying becomes a problem.

Q. My neighbor gets a romantic sendoff from his wife when he kisses her goodbye on the street before he goes off to play golf. Can you help me get the same sendoff?

A. The GHMA's scope is enforcement of CC&Rs on private property. Since this occurrence is "in the street" - i.e. common property - it is under the scope of the CDD, which meets on the third Thursday of the month at 9:30 a.m. in the Grand Haven room. The GHMA, which defines and enforces the architectural standards of Grand Haven, meets at the

Creekside Amenities center on the third Thursday of the month at 2 p.m.

Q. I have never talked to anyone who has received a CC&R violation notice. Does the GHMA really send them?

A. No, actually the Southern States Management Group (SSMG) sends them out. SSMG is the property manager for the GHMA. In July 2008, 157 violation letters were mailed. The good news is that the vast majority of residents responded in a timely manner.

Like any community, we have a small percentage (about three percent) that does not think the rules apply to them. This is where the Fine Committee comes in. Year to date the GHMA has collected about \$52,000 in fines.

Yoga classes good for all



Yoga is a great exercise method for golfers, tennis players, walkers, and weightlifters who want to improve flexibility, balance, strength, and concentration. It's also a good way for inactive people to return to a regular exercise routine.

Grand Haven's yoga program, now entering its eighth year, began with five students and now has over 40 people enjoying weekly yoga classes. There are classes for beginners as well as one for advanced beginner/intermediates. The beginner class is held Monday mornings from 9:30 to 11 a.m. in the Grand Haven room at the Village Center. The advanced beginner /intermediate classes are held Monday, Wednesday and Friday mornings from 7:30 to 9 a.m. Since many of participants travel throughout the year or only spend winters in Grand Haven, the program is very flexible.

There are three certified yoga instructors, all of whom have completed more than 1,000 hours of study. The fee for the classes is based on the program selected. Residents interested in learning more about what classes are appropriate for them should contact Joy Mottel at (386) 445-3666.

Treasurer's report

From a financial standpoint, this has been an uneventful year for the Grand Haven Master Association. The board of directors estimates that the actual costs for the GHMA budget will be within \$3 per resident of the original budget.

Last year's GHMA budget required an assessment to cover costs of \$107 per resident. The prior board decided to reduce reserves and only collected an assessment of \$55 to cover the \$107 of real costs - reserves making up the difference. That worked, but only for one year. This year we go back to a no deficit-financing program - pay as you go.

The GHMA manages three budgets in addition to its own.

Budget preparation follows these steps:

1. Preliminary budgets are prepared by the property manager, Southern States Management Group, for each of the four accounts.
2. The budgets are reviewed by the Finance Committee - a group of volunteer residents with financial background.
3. The committee recommends changes to the proposed budget. A modified budget is created.
4. The GHMA board adopts budgets.



The board will review the proposed 2009 budgets during its next meeting. On October 16, at the Creekside Amenities Center, the review will include:

1. GHMA budget at 2:00 p.m.
2. ADC budget at 2:45 p.m.
3. River Club budget at 3:00 p.m.
4. Private Lawn Maintenance budget at 4:00 p.m.

Resident participation and comment is encouraged. Copies of the proposed budgets will be available at the Village Center and at the Southern States Management Group office three days prior to the meetings. Copies will also be available at the meeting.

Ray Smith, treasurer

Most frequent CC&R violations

One of the major objectives of this newsletter is to inform and educate the residents on the rules of Grand Haven. The CC&Rs and the ADC guidelines define those rules.



When a resident's action breaks (or significantly bends) one of the rules, a violation letter will be sent by Southern States Management Group, Grand Haven's management company. The resident will then have 10 days to respond to the letter, either stating the violation has been corrected and how, or giving a time frame of when he or she will be in compliance.

The most common violations are:

1. Dead sod
2. Rust stains caused by well water
3. Dead trees
4. Vacant lot maintenance
5. Low-hanging street trees

Forewarned is forearmed: Avoid violations.

Volunteers sought for GHMA board



The Grand Haven Master Association is seeking residents who would like to serve on the GHMA board. There are three open seats on the board, which enforces the architectural standards of Grand Haven.

A two-year commitment is required of all board members. Current board member Mark Dwyer has completed his term and is not seeking re-election. Two others, Ray Smith and Kenny O'Connor, are seeking re-election. The other two board members, Wil Hessert and Rob Sedelmeyer, are in the middle of their two-year terms.

O'Connor is the current board president; Smith is treasurer and director of communications.

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

