

BAYNARD PARK

NEWSLETTER

May 15, 2021

News From Your Boards & Committees

"A Note From Your Board President"

I hope everyone is enjoying the weather as we get ready for summer.

We wanted to let you all know that we are seeking volunteers for the social committee. We have had a few positions open up and we need residents to fill these slots. The social committee plays a very important role in our community and is responsible for everything from Food Truck Friday's to the Christmas golf cart parade. They host game nights and plan other family events in our community. This is a great way for you to get involved and help make Baynard Park an even better place to live. We are excited about adding new faces and new ideas and hope to get a lot of volunteers. Later in the news letter you will see how to sign up and we cannot wait to see what events you all come up with.



Have a great week and don't forget the next board meeting is May 20th at 7pm at the Pleasant Point Pavilion.

Jim Rogers



Baynard Park

Board of Directors Meeting Synopsis April 15, 2021

Call to Order & Roll Call: 7:00

Present: Jim Rogers, Chris Goodman, Susan Bonner, Gary Fejes, Liza Ryan, Carrie Murphy (ASM) Mary Emmitt (Rec. Board)

March Minutes: Approved

Financial Report for March - Gary Fejes:

- \$637,840 Total Reserves
- \$100,316 Cash Reserves
- \$ 15,000 Money Market Reserves
- \$445,014 Money Market Sweep Accounts
- \$ 75,000 CD
- \$ 2,510 Insurance Reserves
- **\$795,736 Total Asset Balance**
- \$31 over budget for March
- \$15,402 under budget YTD

Current month gate income \$3,634 / \$13,264 YTD

2021 Capital Reserve Contributions Breakdown

- \$ 10,161 Monthly
- \$121,930 Annual (budget)

2021 Capital Reserve Projects

- \$ 52,858 Lagoon erosion repair project

Rec. Board Update - Mary Emmett:

Pool: Pool has been resurfaced. A chemical cabinet has been created for storage of pool chemicals within a ventilated room.

Irrigation and water: On-going project with Beaufort/ Jasper Water Authority. New meter installed. We should no longer be charged sewerage rate for our outgoing water.

Pleasant Point: Power washing completed. New motion detector installed in front to provide better lighting for activity in the evenings. Cameras will also be installed.

Fitness Center: Removable pickle ball net has been installed.

Tennis Courts: Wind Screens replaced last year will be repaired by

company who installed.

Pool: Power washed and sanitized the pool area. Please put the umbrellas down if you see them left up. Colorful flowers were planted in the pool area and the island in front of the parking area will be landscaped soon.

Financial Update:

- \$ 48,131 Total Operating Cash
- \$200,159 Total Reserves
- **\$248,290 Total Asset Balance**
- On target for March budget

2021 Capital Reserve Contributions Breakdown

- \$ 3,834 Monthly
- \$46,002 Annual (Budget)

Board Project Updates

Dominion Gas - Chris Goodman: Next phase is close to beginning. There will be a large machine parked at the end of one street. The street will not be excavated. It is a boring project. If natural gas is desired act promptly by contacting Dominion Energy. You will need to have at least one gas appliance before asking for gas or you will be billed \$750. An outdoor grill can be your one appliance.

Lagoons - Gary Fejes: Executed the EMS contract. Made the first of 4 installment payments. All SOX materials have been ordered and received. Start date is roughly 5/3.

Community Landscape - Susan Bonner: Work on the circles and cul-de-sacs has begun on the Maywood larger circle. All irrigation is being checked. All plants are on order. With the assistance and design by Carolyn Adelman, another Master Gardener in the neighborhood, we should be very happy with the results.

Recent Vandalism - Jim Rogers: Entry Fountain: Working now, still soap in it. Fountain was found to be filled with 4 large bottles of soap and toilet paper. Can damage the pump with the TP. We do not want to prosecute someone, but someone has to pay for it. We do not have cameras facing that direction and we are looking to put one in there, but it would cost 2 - 3K. A camera will go on the corner of the guardhouse and we continue to monitor and see what else we can do. Pleasant Point has had kids come and role blunts. The pool lot has had an active drug deal. An officer from Park Side came and caught them. They were issued trespassing orders. We are getting a lot of emails about golf carts. You have to be 16 to drive a golf cart. Very young kids driving through the neighborhood.

Security Gate: Arms have 2 options. Up / Down after each car. We opted for going up and staying up with a timer then goes down. Some people don't realize their RFID has not been read and they continue to go. The breakoff brackets now work. We are now going to move to open and close after each car. Emails will go to the residents with the heads up about this

change. We will be making the change as of May 1st.

New Business

ARC Position- Jim Rogers: Opening currently on the ARC. The ARC approves and disapproves home and property improvements. There is no duration of the term. This committee is required under the covenants. Please apply.

Pump Station Update: Letter was written. BJSWA has informed us in writing they have the results. Equipment to abate the odor should be installed soon.

Q & A and Other:

Gary Fejes: We got a tax bill on a 3.5 acre lot behind the pool that Pulte deeded to us.

Susan Bonner: We are looking into putting a Little Free Library box near the pool pavilion to build more community.

Two winners were pulled for the raffle bags.

Adjournment- Jim Rogers: adjourned the meeting at 8:26PM

REC BOARD NEWS

Lots of homeowners are enjoying our amenities!



Hopefully everyone has noticed the enhanced landscaping and general maintenance/clean-up that has taken place throughout our BP amenities. Before we talk about the work that has been completed, there are two important items which will ensure everyone has a safe, enjoyable summer using our amenities.

First, we already have back-to-back reservations for several days at both the Pool and Pleasant Point Pavilions. Please be respectful of the next party using the facility and clean the area, take all garbage with you when you leave, and reposition the furniture as appropriate.

Second, overnight or extended parking in our amenities requires pre-approval from our Property Manager. Once approved, please obtain a parking pass from the gate attendant stating the date(s) the vehicle will

be parked and place it visibly on the dashboard of the vehicle.

Thanks to everyone in advance for their cooperation on these two items.

Our small but mighty Rec Board had another busy month completing several activities as well as planning for June. Below are completed activities as well as those underway.

Irrigation meter status

- Both backflow meters passed inspection by BJWSA - project completed.

Pool

- Relocated palm tree from gym entrance to walkway entrance since it had outgrown the area in the front of the fitness center
- Added several different perennial plantings and new topsoil to the center island; completed the area with new mulch
- Added Rio Red Dipladenia flowers in the pool area for more vibrant color
- Removed old junipers around the parking lot and along borders of the brick Pleasant Point sign
- Completed repairs to lightning in both bathrooms
- Recalled contractor, MAJ, for workmanship issues with concrete at the pool pavilion

Fitness Center

- Completed power washing of fitness center roof
- Repaired paper towel dispensers using proper anchors
- Replaced HVAC pan
- Scheduled repair of ceiling damage due to HVAC leak; completion by May 20th
- Requested quotes for window tinting in the fitness center around the entrance

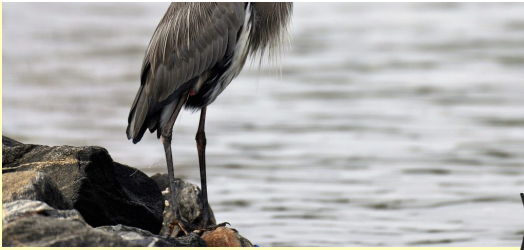
Tennis Courts

- Scheduled repair of fraying on the windscreens for June

We anticipate another busy summer with all of our amenities being used by homeowners and their guests. Please make note of the following contact information for any urgent, time sensitive matter that requires attention related to our amenities:

For any urgent matter with the amenities, please call our ASM Property Manager Carrie Murphy at 843.837.2520 or email the Rec Board at recboard@baynardpark.org





LAGOON COMMITTEE UPDATE

We are excited to announce that Estate Management Services (EMS) began work Monday, May 3rd, to repair the banks on ponds 3, 4, and 6. As you have heard from previous board meetings, ShoreSOX Erosion Control material is being installed. The ShoreSOX Erosion Control system halts soil erosion and re-stabilizes shorelines. The short-term and long-term impacts include an immediately stable shoreline that adds aesthetic value to all properties, and an improved and enhanced ecosystem.

We anticipate the project will take approximately two weeks to complete, weather permitting. Lagoons 3, 4 and 6 will be accessed through the utility easements which have been marked with flags. The plan is to begin/complete one lagoon at a time. We are currently finalizing the order of the three lagoons and will share the schedule once it becomes available. However, if there is significant rain and the lagoon they are working on becomes too muddy, they may need to move and start work on another lagoon. On-site there will be two or three EMS trucks and the Truxor, which is a small amphibious dredge. You will probably see five or six EMS employees working in the community throughout the project. Even though we anticipate minimal disruptions, we appreciate your patience during this project and will continue to provide updates as they become available.

As always, please don't hesitate to contact us should you have any questions regarding this or any other association matter.

Lagoon Committee

WELCOME COMMITTEE UPDATE



The Welcome Committee is excited to announce that we will be planning our first community event!! Keep an eye out for more information coming soon :)

Please feel free to reach out to any of our members with any questions that may come up.

WE NEED YOU!

For the Baynard Park Social
Committee!!



They say all good things must come to an end. With that said, Pat Mulchay, Judy Lake, and Linda Wolff are bidding farewell to our Community Social Committee. Pre - pandemic, these ladies and the committee of volunteers; some for over 9 years have served our Baynard Park Community as hosts for the many wonderful events residents had the pleasure of attending.

The Thanksgiving Feast, Holiday Parades, Hot chocolate nights, Back to School, Easter for the kiddos, and Hargray barbecues are only a few of the many events they organized to bring our community together. Thank you all so much for all the work, effort and time it took to make sure the events were successful. The community appreciates all that you have contributed over the past years!! Thank you :)

Moving forward, we are now looking for volunteers to help plan, organize and implement a few of the many exciting events that our community looks forward to. The Board is open to both keeping the old and adding new and creative ideas. If you think you'd like to jump onboard, please reach out to us at board@baynardpark.org we'd love to hear your ideas.

Typically, we'd love to host an activity a month. Some more involved than others, but with a great group leading the way and making use of sub-committees, anything is possible. We look forward to hearing from you and possibly your group of friends to take the lead on some fun events!!

SOCIAL COMMITTEE

Around Baynard Park



FOOD TRUCK FRIDAYS!!! (BP & PS)

See the entry sign board or newsletter for information each month. We will have two food trucks and one dessert or sweets truck scheduled for each of the food truck nights and have reserved the pool pavilion for each night. Hoping for great turnouts, (at this time in our pandemic) until we will be able to have actual "social events".

5/21/21 - 5:00-7:30 PM - Poolside

The 33 (barbecue & seafood)
Lowcountry Lobster
Kettle Corn

*As a special edition to the evening, The Jersey Guys will be providing music for our listening and dancing pleasure. We'd love a great turnout for this event while we support Bluffton Self Help. **Please bring a monetary or food donation.***

PLEASE CONTINUE TO WEAR MASKS AND SOCIAL DISTANCE SO WE CAN CONTINUE OUR FOOD TRUCK NIGHTS.

Pat Mulcahy

BAYNARD PARK Entrance Gate Functionionality Change



We wanted to make everyone aware of a gate functionality change that took place on Monday May 3rd. We are in the final stages of beta testing our new gate system and we had one final functionality that we needed to test. The gates have been changed to a one car one open process instead of the previous process of counting RFIDs. This means that after each

vehicle the gate now closes completely and reopens. This is the same process that most of the communities in our area have in place. Please be mindful of this new change as this will impact traffic flow through the gates.

Please be sure to let your family members know who have an RFID on their cars or others who may share your entry code.

We appreciate everyone's patience as we finalize this project.
Board Baynard Park POA



GAS LINE UPDATE

The Dominion Energy project along Bainbridge Way from 82 Bainbridge Way to 105 Bainbridge Way began on time and without a hitch. However, as work progressed, it was interrupted by Dominion. Apparently, the gas main installation needed a particular pipe necessary to connect individual homes to the installed gas main. The Classic City utility foreman opined that the work may begin again during the coming week once the appropriate pipe, which is available in North Charleston, makes its way to the project site. Further details to follow.

WE HAVE MASTER GARDENERS!!!

MAY YARD AND GARDEN CHECKLIST



Plant tender annuals:

- Poppy, Snapdragon, Vinca, Dusty Miller, Flowering Tobacco.

- Make new sowings of warm-season vegetables after harvesting early crops.
- Continue to plant new perennials, ornamental grasses, and roses.
- If plant roots are root-bound, slice through the roots on the sides, and make four cuts into the bottom of the root ball with a sharp tool.
- Plant ground covers under shade trees that do not allow enough sunlight to grow grass. Vinca minor or English ivy are ground cover plants that grow well in shade.
- Plant ornamental grasses.

May Garden Maintenance Tasks:

- If spring rain has been sparse, begin irrigating.
- Check your sprinklers:
 - Check first for clogged, misaligned and broken heads. Check for even coverage, making sure plants don't block water from shorter ones.
- Water newly planted perennials, scrubs, and trees frequently.
- Begin fertilizing annuals grown in pots, about every 2 weeks. Always water the soil in your pots before fertilizing.
- Prune early flowering shrubs, such as forsythia, viburnum, lilac, small magnolia's, rhododendrons, and azaleas after blooms have faded. Don't wait too long, use July 4th as a cut-off date.
- Trees with a history of borer problems should receive their first spray now.
- Irrigate at night to conserve water.
- Remove suckers from trees and shrubs.
- Suckers are woody shoots that sprout straight up from a fruit tree branch and from the bases of a tree, shrub, or roses. Cut them off as they appear.
- Pull tiny weeds as you see them. To get larger weeds with tap roots, soil hydration is the key. Water them well so that they'll pop out easily, roots and all.
- Edge your garden beds. A clean edge looks so much better where the bed meets the turf.
- Protect ash trees from the lilac/ash borer around the 1st of May.
- This time of the year is a great time to spot and prune off dead branches on shrubs. Dead branches don't have leaves.
- Spray emerging plants with repellent sprays if rabbit and deer have been a problem, be sure to reapply after a rainfall.
- Provide a source of dripping water for migrating birds. The May migrants - warblers, tanagers, orioles, and buntings are all attracted to shallow pools and the sound of dripping water.
- Keep your hummingbird and oriole feeders clean and filled with fresh food. Sugar water goes bad quickly so plan to change the food every 2 to 3 days.

Tips for basic lawn care:

- Apply post-emergent broadleaf weed control now if needed.
- If you are trying to sprout grass seed, don't use a pre-emergent

weed killer in the same area.

- Monitor your lawn for weeds and hand pull or spot treat accordingly.
- Lawns maintained at the correct height are less likely to have disease and weed infestation.
- Change the way you water your lawn.
- Let the condition of your grass and soil be your guide to irrigation, not the cycle on your watering system or the number of days since last watering. Use a screwdriver to probe the soil. If the probe is moist when pulled from the soil or if it's easy to push to a depth of 3 to 4 inches, the lawn probably does not need watering.
- Monitor your lawn for damaging turf grass insects.

Have a wonderful MAY working in your garden!



KNITTING CLASSES

One of our new neighbors here in Baynard Park is excited to offer her expertise and knitting classes.

Berta Karapetyanour is a New York knitwear designer and a knitting teacher. She is the owner of the oldest yarn shop in New York, School Products Yarns (www.schoolproductsyarns.com) and famous yarn brand Karabella Yarns (www.karabellaclassic.com). Berta is also the author of the well-received book, "Runway Knits" published by Random House.

For almost three decades Berta was doing technical sweater developments for the best fashion houses in New York, including Donna Karan, Calvin Klein, Ralph Laure, Club Monaco, and others.

Recently Berta and her husband Rafael moved to Baynard Park and Berta will be offering knitting classes and workshops in the Point Pleasant Pavilion. All levels welcome and details will follow!

If you are interested in joining Berta's knitting group, please email berta@schoolproducts.com

Blueprint Bluffton



(Comprehensive Plan) Neighborhood Stakeholders



Recently, I was invited to be a part of the Blueprint Bluffton (Comprehensive Plan) Neighborhood Stakeholder Meeting. The virtual one-hour meeting was attended by a variety of stakeholders; young, retired, business owners, realtors, and members of the project team led by the planning, urban design, and landscape architecture firm, MKSK. The purpose of the meeting was to help build relationships with the community and to help inform the planning process of specific details, concerns, and opportunities facing Bluffton.

ABOUT THE PLAN

An updated Comprehensive Plan will provide a fresh long-range vision for the Town of Bluffton. Initially adopted by the Town in 2007, the Comprehensive Plan was last amended in 2014. Since the initial 2007 Comprehensive Plan, the Town of Bluffton has become one of the fastest growing communities in the state of South Carolina. Just one-square mile in 2001, annexation has expanded the Town's boundaries to more than 54 square miles. This growth, however, presents challenges as Bluffton navigates its future while retaining its natural, historic and eclectic character as one of South Carolina's few remaining coastal villages.

Community outreach and engagement will occur throughout this comprehensive planning process. The plan will allow Bluffton to prioritize community needs, prudently allocate Town resources, guide private development, and generate revenue to support services and infrastructure needs while fulfilling the community's shared vision for the future. By working together and planning strategically, the Town can anticipate growth rather than react to it.

How Can Your Voice be Heard and Be a Part of the Planning?

Visit the site: https://www.townofbluffton.sc.gov/721/Blueprint-Bluffton-Comprehensive-Plan?fbclid=IwAR2PIUqjnYaMXSXML-4umEmVIAtb7tiI-ed_rP_pEa7EkH_jxfvX9GQTp9w

Take the survey, then sign up for one of the two roundtable meetings to be held this spring:

There are two date/time options to choose from after the survey. The information presented at the meetings will be the same, so you only need to sign up for one. Please click the link to RSVP:

Tuesday, May 25th from 5:30-7:00pm
Wednesday, May 26th from 8:00-9:30am

Thank you.
Susan Bonner

NEW ADDITIONS TO THE BAYNARD PARK FAMILY

We would like to give a warm welcome to the following new residents who have moved in over the past month.



Scott & Deborah Mayfield at 4 Stonehedge Way
Jeff & Donna Neese at 3 Deer Haven Lane

Please help us in welcoming them all to the neighborhood.

Neighborhood Reminders

IT'S ABOUT YOU!!

We would love to share and celebrate **YOUR** important events across the community. There are always a lot of good things going on related to birthdays, anniversaries, youth sports awards or even graduation events. We plan on starting a "community chatter" section featuring **YOUR** stories so please reach out to the Board at board@baynardpark.org if you have something for a future newsletter.

We are having great success with our new found committees, but need more volunteers. Have you been looking for a way to be more involved in the community? The Communications Committee is looking for interested residents to come onboard. Please reach out to the Board at board@baynardpark.org if this sounds like something you would like to hear more about.

Neighborhood Happenings

Board Meeting

Thursday, May 20, 7 p.m., Pleasant Pointe Pavilion
T

Food Truck Friday

Friday, May 21, 5p.m. - 7 p.m. Poolside

Food Truck Friday

Friday, June 21, 5p.m.- 7 p.m. Poolside **(Save the Date)**

Come meet Sgt. John DeStasio and his Community Action Team at **The Cookout with Cops** at the Pool Pavilion. Hot dogs, chips, water, cookies and brownies will be provided

These updates, and **additional items of interest**, can be found on our website - www.baynardpark.org

Baynard Park Property Owners Association | Bainbridge Way, Bluffton, SC 29910

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