

# GRAND



# HAVEN

[www.grandhavenmhoa.com](http://www.grandhavenmhoa.com)

Volume 5, Issue 1 Winter 2012

## *The Oak Tree*

### **(Retiring) President's Message**

As I end my year as President I have looked back to see what the Board has accomplished. I can say it was a very busy year for the GHMA and SSMG.

As the contracts with current vendors were expiring at the end of December, 2011, we initiated an RFP process for all of the PLM Villages. We also performed several surveys with PLM residents to determine resident satisfaction with the current contractors. Based on a walk-through with each bidding contractor and the survey evaluations from the residents, the Board selected the contractors for each Village in September. Their new three year contracts began January, 2012.

Additionally, our contract with SSMG was due to expire. They offered the Board a new contract with no increase in fees for three years. Based on our experience with SSMG and our bi-annual reviews of their services, we accepted the offer and have signed a new contract with them.

Other key activities included working with the CDD and the city to ensure that Grand Haven residents received their stormwater rebate from Palm Coast Utilities; meeting with city officials to find the best way to handle abandoned properties; establishing rules for outdoor sales and solicitation; and establishing a process for monitoring rental properties.

However, our biggest activity was in the area of CC&R enforcement. Most people within the community adhere to the rules and if there is a problem, residents generally remedy the issue immediately. However there are some who ignore the letters, the fines, the liens and assessments. How could we resolve some of these issues? What other means did the Board have to bring people into compliance? A Problematic Properties Committee was established with Rob Carlton and Patty Stauffer leading the way for the Board. They took on a big project and produced some great results – as we have been reporting. For instance, because of new state laws and our concerted efforts, if an owner owed funds for assessments or fines and the property is rented, we are now able to collect past due amounts from the rent. SSMG has also focused on owners of unimproved lots (ULM) by offering reasonable fees for the maintenance of their lots in an effort to remove these neglected properties in our neighborhoods. The committee will continue to explore all avenues available.

Both Gene D'lorio and I will be leaving the board after the January elections. I'd like to thank Gene for all of his work and his contribution to the Board. I believe we are leaving the Board in good hands with the addition of our two new members, Murray Salkovitz and Victor Natiello. There is still much to be done with CC&R enforcement so that as we have said in the past "Grand Haven is Grand".

#### **Judy Hackstaff**

President, GHMA (Retiring)



## Message from The President

As incoming president, I would be remiss if I did not express a most sincere "thank you" to Judy Hackstaff for all that she accomplished during her time on the board. As president she worked tirelessly on behalf of all of the residents of Grand Haven and leaves with a significant list of accomplishments. I wish her the best and know that her future time will be well spent on either the golf course or the high seas.

I would also like to express my appreciation to Gene D'lorio, who has also spent many hours fulfilling his responsibilities as Board Treasurer and in his role as Private Lawn Maintenance Liaison. I am confident that between the golf course and tennis courts, Gene will have no problem occupying his time.

I have every confidence that our two new board members, Murray Salkovitz and Vic Natiello will prove to be an asset to the board. They each bring their own unique experiences, strengths and areas of expertise to share with the continuing board members. We welcome you both to the board.

These somewhat difficult economic times have presented some very unique challenges to your Board of Directors and I anticipate those challenges to continue during the upcoming year. That being said, I am looking forward to 2012 with a sense of anticipation and excitement. Although one of my major goals is to continue working to consolidate the accomplishments of 2011, hopefully, the upcoming year will be one of new beginnings. Although Grand Haven has experienced some problems as a result of the economy, we have in reality, maintained at a significantly higher level than many comparable communities. It is my intention not only to maintain this status, but to improve upon it.

My priorities for this year are to continue dealing with properties that are significantly delinquent in assessments and/or fines, severely neglected properties, properties in foreclosure and abandoned properties. All of which we categorize as "problematic properties". Your board we will also be addressing rental properties that are out of compliance with the existing CC & R's. I am looking forward to fostering the cooperative and productive relationship that the MHOA Board has developed with the CDD. Our joint goals will continue to be to provide the best services and standard of living for all Grand Haven residents.

The 2012 board of directors will be as proactive as our by-laws, Chapter 720 of the Florida Statutes and existing CC & R's allow. This will be a working board with every member having "specialty areas" of responsibility. One manner in which the board will be communicating with you is through our newsletter, the Oak Tree. It contains a tremendous amount of information and answers to many of the questions that you may have. I also personally invite you to attend and participate in our board meetings. They are held once a month at the Creekside Amenities Center. The meeting schedule is posted at the Village Center and on our web site, [grandhavenmhoa.com](http://grandhavenmhoa.com) which will also provide you with answers to virtually any questions that you may have regarding Grand Haven and your Master Homeowners Association. In addition, the MHOA will be joining with the CDD in periodic "Town Hall" meetings which will provide yet another way in which the residents can have their questions answered.

With your cooperation and involvement, I am looking forward to a year of outstanding progress and prosperity for all the members of our Grand Haven "family". The purpose of the MHOA Board is to represent you and we are dedicated to do so in the most equitable, effective and productive manner.

**Dr. Robert Jay Carlton**

President

GHMA Board of Directors

## **GHMA Meeting Schedule for 2012**

The Board of Directors of the Grand Haven Master Association (GHMA) will meet on the third Friday of every month (unless otherwise noted).

All residents are welcome to attend.

When: 2:00 PM, Friday, January 27, 2012  
2:00 PM, Friday, February 17, 2012  
2:00 PM, Friday, March 23, 2012  
2:00 PM, Friday, April 20, 2012  
2:00 PM, Friday, May 18, 2012  
2:00 PM, Friday, June 15, 2012  
2:00 PM, Friday, July 27, 2012  
2:00 PM, Friday, August 17, 2012  
2:00 PM, Friday, September 21, 2012  
2:00 PM, Friday, October 19, 2012  
2:00 PM, Friday, November 16, 2012  
2:00 PM, Friday, December 14, 2012

Where: Creekside Amenities Center in Grand Haven  
2 North Village Parkway

## **Grand Haven Website**

The Grand Haven Master Association has its own website, [www.grandhavenmhoa.com](http://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.

For more information check out the website.

## **Board Members**

PRES.	Rob Carlton	447-5536	rjcarlton5@aol.com
V.P.	Patty Stauffer	446-2277	postauffer@earthlink.net
TREAS.	Gerald Kagan	445-0688	gjkagan@bellsouth.net
DIR.	Murray Salkovitz	986-4491	msalkovitz@yahoo.com
DIR.	Victor Natiello	986-2274	knchops@aol.com

Oak Tree Contributors:

FAQs	Nancy Snodgrass	nancysnodgrass@cfl.rr.com
Redbay	Marsha Munsterman	



SSMG continues to monitor the condition of properties in Grand Haven with twice a month tours of every lot.

The following CC&R items are of particular interest:

STREET TREE CANOPY: your street trees should not interfere with walkers on the sidewalks, nor should they force vehicles (UPS, FedEx, etc.) to drive in the middle of the street. The trees should be trimmed to promote vertical growth up and over the sidewalk and street. Check out the established trees on Waterside Parkway.

LAKE BANK MAINTENANCE: if you live on a lake, maintenance of the lake bank is your responsibility. The banks need to be cleaned of weeds, vines, wild trees, and/or any growth other than spartina. If you have lost/removed spartina over the years and do not have ADC approval for this change, then you will need to replant the spartina in order to maintain CC&R compliance.

MOLD ON ROOFS/HOMES/SIDEWALKS: from time to time it is appropriate to have your roof tiles/shingles, trim and driveways cleaned. You may be amazed at how dirty the exterior of your home is—take a good look if you haven't recently.

RUST STAINS: This is a distinct problem in the community. Please note that it is your responsibility to remove all rust stains on your property and this includes your neighbors' home, the stormwater curb and street in front of your home and anywhere that the water has traveled. The best way to mitigate this is to have your well dug deep enough and to have functioning equipment to eliminate the rust staining.

If you have a private well, please verify:

1. You have approval on file with the Grand Haven ADC to have a well.
2. You have a signed Exhibit #10 (Well Agreement) on file with the ADC.
3. You have functioning ancillary equipment to eliminate rust staining per the Well Agreement.

If you have questions about any of these items, please contact Lindsay at 386-446-6333 ext. 310.

## Redbay Trees and Laurel Wilt

The dead trees you may have noticed throughout Grand Haven are redbays which belong to the laurel family. They have contracted a disease called 'laurel wilt' which is caused by a fungus that stops the flow of water in these trees causing the leaves to wilt and die in as little as a few weeks. After wilting, the leaves can remain on the tree for up to a year.

The fungus is carried into the trees by a non-native insect, the redbay ambrosia beetle, which was first detected in Georgia in 2002 and reaching Flagler County in 2009. Laurel wilt has caused high levels of redbay tree deaths in South Carolina, Georgia, and Florida and is spreading rapidly. It continues to spread west and south in Florida.

The redbay ambrosia beetle is native to India, Japan, Myanmar, and Taiwan. The fungus is presumed to have been introduced with the beetle and probably arrived here in wood shipping crates or pallets. There are over 30 species of ambrosia beetles; they are very small (2 mm) wood boring insects that typically attack trees and shrubs that are already stressed, dying, or dead; only the redbay beetle carries the laurel wilt fungus which will kill healthy trees as well.

When an ambrosia beetle carrying the fungus bores into a redbay tree, it creates tunnels in the sapwood and inoculates the tunnel walls with fungal spores that are carried on its body. The fungus grows in the tunnels and serves as food for the beetles and their larvae. After being introduced into the wood by the beetle, the fungus moves through the water and nutrient transport system of the tree, plugging the flow of water and causing the tree to wilt and die, often within a few weeks. The fungus obtains nutrition from the tree and is dispersed to new trees by the beetles when they emerge from the wood.

Redbay is important to wildlife because its fruit, seeds, and/or foliage are eaten by several species of songbirds, wild turkeys, quail, deer and black bear. It is also the primary larval food of the palamedes swallowtail butterfly which is abundant in Grand Haven.

Can anything be done to save these trees? Unfortunately, the simple answer is no. There are some systemic fungicides on the market that can be used, but the downside is that they are expensive and may extend the life of a tree a couple of years. Once the redbay ambrosia beetle has attacked a tree, nothing can be done to save it.

What is the course of action if there is a dead redbay in your yard or preserve area? According to Grand Haven gardening guru, Louise Leister, and Carol Bennett from the city urban forestry department, the recommended course of action is to just leave it alone. Another method is to cut the tree down, stack the wood, and leave it in place. It can also be chipped and left onsite as mulch. Leaving it in place prevents the spread of the disease.

If your house or lanai is in danger of a dead redbay falling on it from the preserve, the CDD will pay for its removal. Call the CDD office and they will send someone out to inspect the tree. Dead trees in your yard or in the preserve can be cut down at your expense - check with the CDD office for approval. A permit from the city is required in order to cut down any tree exceeding 6" in diameter.

For more information about the redbay laurel, this is a very informative site: <http://www.fs.fed.us/r8/foresthealth/laurelwilt>

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### Coming in the April Issue.....

- Q. What is the rental policy in Grand Haven?
- A. Your neighbor thinks he owns a Motel 8 but you know that this has to violate some rule or regulation.
- One of the upcoming projects for 2012 is to evaluate the feasibility of standardizing the CC&R's for all of the villages within Grand Haven. Having one set of CC&R's for the "Master Association" and just one set of CC&'s for all of "The Villages" would simplify our overall objective of maintaining and improving upon the Grand Haven lifestyle. Needless to say, this goal cannot be accomplished without the involvement and commitment of the residents.

## Grand Haven Master Association working with Southern States Management Group

In speaking with residents we find that many do not understand the roles and responsibilities of the Grand Haven Master Association (GHMA) and Southern States Management Group (SSMG). The GHMA is separate from the CDD (Community Development District). The CDD is a resident controlled board that owns and manages all of the commonly owned property within Grand Haven. Some of the key properties are: the Village Center, Creekside Amenities Center, tennis courts, Waterside Parkway and all other roads, street lamps, etc. It should be noted that the CDD is a sub-entity of Flagler County which is why their fee is billed as a non-ad valorem tax on your tax bill. The GHMA, a resident controlled Homeowner's Association Board, is responsible for enforcing the deed restrictions (Covenants, Conditions and Restrictions – CC&Rs) and architectural (ADC) guidelines of Grand Haven. We have included a chart in this newsletter to help you understand the differences between the GHMA and the CDD.

The GHMA has many areas of responsibility – probably more than the average resident thinks about. They can be grouped into five main areas: Board of Directors (General); Master Association Administration; Private Lawn Maintenance specific (PLM); River Club specific; and Crossings specific. All of the responsibilities and duties are outlined in the CC&Rs. The Board has hired a Palm Coast based Community Management Company to execute the day-to-day responsibilities of the GHMA. This is Southern States Management Group. They provide a dedicated Community Manager responsible for only GH activities and have support personnel for communication with residents, financial accounting and guidance to the Board. GHMA and SSMG have agreed upon the specific duties of SSMG and details are contained in their contract with GHMA. On a semi-annual basis the GHMA meets with SSMG to rate their performance and review all activities.

What duties are performed within these five areas of responsibility? The general assessment each resident pays annually in January covers the costs of the first two areas. The other three areas (3 to 5) are village specific

1. Board of Directors (General Activities) includes accounting, collecting assessments and processing payables, facilitating banking needs for the Master, PLM, River Club and Crossings. SSMG also prepares all of the information for the monthly Board meetings (complete financials, specialized reports requested by the Board, transcript of meetings). They also coordinate and facilitate other Board directed responsibilities which would include legal action, special projects, insurance and banking requirements.
2. Master Association (Specific Activities) is a more familiar area for most residents. Here are included the CC&R enforcement process, Architectural Design Committee (ADC), ULM Program and general communications with residents. Under the CC&R enforcement SSMG monthly conducts two inspections of 1,901 homes. Based on responses to first notices the actions can then go to a second notice, fine committee, lien processing, and, collection and Problematic Property pursuit. The ADC activities include acting as clerk and processing of submittals, facilitating meetings and processing results. Based on the inspections SSMG also runs the Unimproved Lot Maintenance Program (ULM). If owners do not hire and keep the unimproved lots mowed, etc. a program is available to them. Contact SSMG. However the most time is spent answering owner correspondence, questions, phone calls, emails, maintaining current owner database, supporting reports for the Board and a lease database.
3. The Private Lawn Maintenance (PLM) is a mandatory village wide lawn care program applicable to 9 of the 28 villages within Grand Haven. Each Village pays the fee for services set by the GHMA. SSMG receives and processes service tickets and resolves differences in contractor/owner expectations and service. They maintain the contracts, assist the Board in bid negotiations and perform oversight of the hired contractors. They have scheduled a monthly walk-through with the Contractor and do other onsite visits when necessary.
4. The River Club is another Village specific service. They have an expanded PLM service. This includes irrigation water, annual mulching, tree/shrub replacement, and sod and ground cover adjustments. Further services include pest control and termite bond and any maintenance or work needed on the exterior of the buildings, such as cleaning, roof, gutters, paint, etc. SSMG monitors these activities and works with the contractors on GHMA's behalf. Specific assessments for River Club are set by the GHMA Board and SSMG collects and monitors payments.
5. The Crossings is another Village specific service. Besides the PLM service, SSMG facilitates the Pool and Bathhouse maintenance needs. Some of the items are building/bathroom cleaning, pool cleaning, pool equipment, roof, entry gates and fencing and is working now with the CDD in the required installation of lifts for handicapped persons. As with the other two village specific services, additional Crossings specific assessments are set by the GHMA Board.

## Frequently Asked Questions

Q. There appears to be an excessive number of acronyms used around Grand Haven willy-nilly which, I am sure, most people don't even know what they mean. It's like working for the government. Do the letters, GHMA, CC&Rs, CDD, and ADC really stand for anything?

A. Of course these acronyms mean something. Here is a short list of the most important ones utilized on a daily basis around Grand Haven.

GHMA – "Grand Haven Master Association" is 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 massive document that most people did not read, but all signed and agreed to when they purchased their lot or house in Grand Haven. It places consequential restrictions on what you can do with your property. It sets a standard for the nature of the community and its appearance.

CDD – "Community Development District" is the resident controlled board that owns and manages all the commonly owned property within Grand Haven. If it is outside your property line and not the GH Golf Course, it is their scope or 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" They review and approve new house construction, major modifications to properties and minor changes(i.e. landscape changes). The ADC is a major factor in maintaining the nature of the community and its appearance. Capisce?

For more specific information go to the GHMA site [www.grandhavenhoa.com](http://www.grandhavenhoa.com).

Q. My neighbor tripped over my raised sidewalk due to a large tree root. Who do I call about getting the sidewalk fixed?

A. Hate to be the bearer of bad news, but the responsibility is all yours all the time. Sidewalks good or bad belong to the homeowner. So it is your responsibility to get that "lawsuit in the making" repaired. There are several different methods to repair raised or cracked cement sidewalks. You'll need to do some research.

Q. A neighbor has a pet buffalo or, at the very least, a canis maximus for which he does not "pooper scoop" when he walks him through the neighborhood. What can I do to prevent this unwanted fertilization on my lawn and others?

A. As always, local neighborhood peer pressure is the best solution. When you see them out walking and looking for that perfect spot, an offer of a plastic bag (XXL for buffalo) or a casual comment by neighbors in a social setting might get the point across.

If that doesn't work, call the Palm Coast Animal Control Office at 986-2520. Based only on an anonymous complaint, an officer will go to the residence and issue a "courtesy citation." The offending resident will have to supply rabies vaccination documentation and a Palm Coast license for the beast. If the complaints continue, the Animal Control Office will issue a \$50 fine.

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

A. The CC&Rs limit rentals within Grand Haven. Their objective is to limit 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; the renter has to register at the CDD office; and the leases have to be on file with the CDD and the GHMA. Give your copy of the lease to the CDD office and they will get it to the GHMA.

These rules are to prevent residences from becoming youth hostels or worse yet a Motel 6. More details on this subject in the April, 2012 Oaktree.

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

A. Your question isn't clear about your exact concern. If it is wanting to be invited to these late night bacchanals then perhaps hand delivering a nice fruit basket is in order. However, if you are inquiring as to how to get these rowdy affairs to desist then your first recourse would be to speak with your neighbor directly. It is always best to resolve neighborhood problems through personal communication. Mayhap there is a mutual friend who could broach the subject, but if those attempts fail then the method of enforcement is via city ordinances. The CC&Rs do not address this subject so the GHMA is unable to help with this situation. Call the sheriff's office at (386) 437-4116 when the partying becomes a problem.

*Continued on Page 7*

## Flagler Humane Society

The Flagler Humane Society is holding its annual Spay-Ghetti Dinner and Silent Auction and you are invited! On February 18, the Humane Society invites one and all to come to a fun evening to benefit the animals. In addition to the delicious spaghetti and meatball or lasagna entrée, you will be served with a salad, bread and butter, dessert and coffee. Music will be provided by Vic Paci and dancing is encouraged. And you don't want to miss the exciting Silent Auction where you'll have the opportunity to bid on many fantastic items.

The event will be held at the VFW Post 8696 at 47 Old Kings Road and the cash bar will be open at 5:00 pm. Dinner will be served at 6:30, giving you plenty of time to bid on the Silent Auction items. Tickets are only \$30 a person and can be purchased from Amy Beilman by email at [atwill00@msn.com](mailto:atwill00@msn.com) or by phone at 864-7895. But you better hurry! There are a limited number of tickets available and they're going fast!

How many times do you get a chance to support the Humane Society and all the animals for which they provide care while having a great evening out with your friends? We hope to see you at the Spay-Ghetti Dinner on February 18.

Check out other Flagler Humane Society events and news by going to its website at [www.flaglerhumanesociety.org](http://www.flaglerhumanesociety.org) You can become a member and make a one-time or recurring donation through the website as well. 2012 Calendar are still available with portraits of our pets. All the animals will be very grateful!

Submitted by Diane Voight  
FHS Board of Directors  
Grand Haven Neighbor



## Grand Haven Women's Club

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 whose purpose is to promote and to provide educational and charitable activities. The club donates time and money to more than 25 local, state, national and international charities including: Flagler Fire/Rescue Dept., Florida Hospital Foundation, Flagler County Family Life Center, \$1,000 Scholarships to both Flagler County High Schools, Flagler Habitat for Humanity, Flagler Humane Society, Relay for Life, Flagler Free Clinic, Audubon Center, New Beginnings, Church Women United, Washington Oaks, Stuart F. Meyer Hospice, Flagler County Education Foundation-Stuff the Bus, and Turtle Project to name a few.

The Club now has 143 members-that's 21 new members since the first Fall meeting in September. This year's theme, chosen by President Sandra Mankowich, is "Embrace the joy of giving back". So far, from only the first four months of meetings, the women of this club have raised \$4,100.00 to donate to local and other charities. Amazing! Sonia Loria, fund raising chairperson, and her committee are doing a fantastic job. The January meeting is deemed "Day of Games" which is a total fund raising day with raffles and silent auction prizes - plus lunch, of course. Ladies sign up to play games ranging from dominos, to Mahjong, canasta, Scrabble and bridge. Tickets were sold out in December.

The Grand Haven Women's Club is open to Grand Haven residents. It meets September through May on the third Monday of the month. If you are interested in being a guest you may contact Annemarie Schutz, Membership, at 386-246-5023 for information.

Submitted by Peggy Smith  
Publicity GHWC



## CDD Corner

The GHMA and the GH CDD will be collaborating their efforts to keep Grand Haven grand. Last year's Town Hall Meeting held by Tom Lawrence was well attended and there was much interest in future meetings for the informal give and take. At the next meeting (date TBD) there will be at least one Board member from both the CDD and GHMA present to answer questions.

## FAQs, *continued*

Q. Are commercial vehicles/trucks allowed to park on the streets or in the driveway overnight?

Commercial vehicles with advertising may not be parked within public view overnight or on a regular basis. So if your visiting step- brother-in-law Tecumseh's truck advertising his "Acme Bait-Wine-Designer Hip Waders Shoppe" is parked in the driveway you're going to be cited and fined.

## Wild Oaks Eagles

ALL IS ACTIVE AND VERY WELL AT THE NEST.....

Make that two nests as a new home was discovered on Egret Drive. Please understand that we can't have crowds gathering to watch the nest building. We want to make sure the eagles know they will have some peace and quiet.

You may recall from the last newsletter the male (dad) had not returned yet and the female (mom) was often seen with a younger eagle for several days. This younger eagle (sub-adult approx 4 years old) was likely a hatch from their previous years. Well, dad returned on schedule September 4 and the sub-adult found out in a big hurry he was no longer welcome in the Wild Oaks area and was quickly escorted away. He has been seen since at Tidelands and around the intracoastal likely looking for a mate.....but with dad back, courting mom was out of the question!



**Dad landing January 2012**

With the increased population growth of the bald eagle over the past several years, many younger eagles are returning and have been spotted several times in Wild Oaks. These eagles, as well, likely hatched at Wild Oaks as eagles often return to their natal territory. The problem is they "come home" but are not welcome as mom and dad are focused on their new family. They own the territory and defend it feverishly.

It was a joy to see dad return. He and mom began their perpetual nestorations bringing sticks to add to their already huge nest (estimated at likely weighing a ton). They began their courtship all over again and were frequently "caught in the act" mating.

The first egg was laid on November 2 and they began their faithful incubation period as one eagle was most always seen sitting on the eggs and frequently rolling them. Keep in mind during this time several immature eagles were "buzzing" around the area. As long as they didn't appear close to the nest tree, they were not much of a threat. Considering these younger eagles remember their nest (home), they are relentless and think nothing of popping into the nest tree. Whenever this happens the adults are very vocal and will quickly escort them away. However, if an adult is on eggs, they will chase only as last resort as they don't want to disturb or possibly harm their eggs.

It was obvious on December 9 there was a hatch as mom was sitting higher in the nest and constantly looking down at

her prize possession.....then the feeding began as her mate faithfully delivers food to the nest for their hatchling. Dad usually leaves the nest at night to roost in their "sleeping tree", but not this night.....he was vigilant and remained perched by the nest protecting his new family.

Thru the aid of a spotting scope on December 26 one fuzzy little head was seen. The question was.....is there another one? Well, mom and dad didn't disappoint.....the next day another fuzz-ball was spotted. Since hatch (just like human babies), they mostly eat and sleep yet gaining balance and strength each day and gaining close to a pound a week!

By three weeks they were already one foot tall and peering out over the nest to check out the big world they will soon face. At this time they are covered with light grey down feathers that provide insulation. Within a month their dark feathers will grow in which is the eagle's characteristic plumage. At approximately 5 yrs their white head and tail will have grown in and their eyes and beak will have changed to yellow. This indicates they have reached full maturity.

The nestlings will be full grown at approximately 10 wks and at that time start branching on the nest tree. At approximately 12 wks they will apprehensively take that important first flight and soon learn foraging skills. They will be fun to watch as they interact and fly together until they leave the area likely the middle of April. Mom and dad will remain in the area for several weeks as the fledglings often leave yet return for a short time hoping for a free meal from mom and dad before they migrate north. When this happens the adults typically ignore them encouraging their independence as they will rely only on themselves to survive. It's a tough world out there for wildlife, but they are EAGLES and by then they know it!!

Watch a video by John-The Video Guy—of Our Own Wild Oaks Male catching a fish.

<http://youtu.be/YeVhmckOa9A>

Submitted by Gretchen Butler

Audubon Senior EagleWatch Volunteer



**Family Portrait January 2012  
Mom, Dad and two baby fledglings**



<p align="center"><b>COMMUNITY DEVELOPMENT DISTRICT (CDD)</b></p>	<p align="center"><b>GRAND HAVEN MASTER ASSOCIATION (GHMA)</b></p>
<p align="center"><b>PUBLIC ENTITY</b></p>	<p align="center"><b>PRIVATE ENTITY</b></p>
<p><b>SCOPE:</b> Grand Haven Common Property</p>	<p><b>SCOPE:</b> Grand Haven Private Property</p>
<p><b>RESPONSIBILITIES:</b></p> <p>Creation, financing and maintenance of community infrastructure:</p> <ul style="list-style-type: none"> <li>• Common grounds and landscaping</li> <li>• Lakes (retention ponds)</li> <li>• Village Center and Creekside Amenity Center</li> <li>• Roads</li> <li>• Entrance gates</li> </ul>	<p><b>RESPONSIBILITIES:</b></p> <p>Implementation of Grand Haven governing documents (Covenants, Conditions &amp; Restrictions or more commonly known as the CC&amp;Rs). The Board hires the Community Manager to execute the day-to-day responsibilities:</p> <ul style="list-style-type: none"> <li>• Deed restriction enforcement</li> <li>• Architectural control (ADC)</li> </ul>
<p><b>HOW ARE FEES PAID?</b></p> <p>Owners are assessed through their annual property tax bill in the section “Non-Ad Valorem Assessment”. The fee per unit this year is \$1,941.</p>	<p><b>HOW ARE FEES PAID?</b></p> <p>Owners receive an annual assessment bill from the Association each December for the following year. The fee per unit for 2012 is \$125. with the exception of Wild Oaks which has a one-time special assessment this year of \$15 which brings their total to \$140.</p>
<p><b>CONTACT INFORMATION:</b></p> <p>Creekside Amenity Center  2 N. Village Parkway  Palm Coast, FL 32137  386-447-1184  Operations Manager: Barry Kloptosky  <a href="http://www.grandhavencdd.org">www.grandhavencdd.org</a></p>	<p><b>CONTACT INFORMATION:</b></p> <p>Southern States Management Group  2 Camino Del Mar  Palm Coast, FL 32137  386-446-6333  Community Manager: Troy Railsback (ext. 307)  ADC: Brandy Despang (ext. 306)  <a href="http://www.ssmgroupinc.com">www.ssmgroupinc.com</a>  <a href="http://www.grandhavenmhoa.com">www.grandhavenmhoa.com</a></p>
<p><b>BOARD MEMBERS:</b></p> <p>Chairman: Steve Davidson  Vice Chair: Pete Chiodo  Asst. Secretary: Marie Gaeta  Asst. Secretary: Tom Lawrence  Asst. Secretary: John Pollinger  Secretary/Treas: Craig Wrathell</p>	<p><b>BOARD MEMBERS:</b></p> <p>President: Rob Carlton  Vice-Pres.: Patty Stauffer  Treasurer: Jerry Kagan  Director: Murray Salkovitz  Director: Victor Natiello</p>

## **GHMA NEWSLETTER**

**Grand Haven Master Association, Inc.**

**P.O. Box 354785**

**Palm Coast, FL 32135**

Southern States Management Group	<a href="http://www.ssmgroupinc.com">www.ssmgroupinc.com</a>	(386) 446-6333
Grand Haven Master Association	<a href="http://www.grandhavenmhoa.com">www.grandhavenmhoa.com</a>	
Community Development District (CDD)	<a href="http://www.grandhavencdd.org">www.grandhavencdd.org</a>	(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	<a href="http://www.ci.palm-coast.fl.us">www.ci.palm-coast.fl.us</a>	(386) 986-2360
Flagler County Property Appraiser	<a href="http://www.flaglerpa.com">www.flaglerpa.com</a>	(386) 313-4150