

## *The Oak Tree*

### President's Message

We often speak about the many and varied responsibilities associated with being a board member. However, one of the most important and least discussed responsibilities is that of protecting the Association. One prime example is protecting its assets from losses resulting from unwarranted and unnecessary litigation, one which could result in a negative ruling from the judge and a significant monetary loss from both a judgement and the payment of the plaintiff's legal fees.

Each year, the owners in Grand Haven pay an assessment to support the Master Association. Although it is a modest assessment, it represents some degree of sacrifice and commitment from each of our property owners. The board is responsible for utilizing those funds in a manner that best serves our community and the families that provided those funds.

Our fiduciary responsibilities are always primary in the decision making of the board. The protection of the assets of the Association factors into virtually every decision we are required to make. Our goal is always to minimize expenses while providing appropriate services and maximizing existing assets through well planned investing.

It would be irresponsible for the board to spend your money unnecessarily and it would certainly be irresponsible to do so by engaging in any litigation that does not have the potential for a successful outcome. The decisions made by the Board in this regard are neither made in haste nor without significant input from our corporate counsel.

The fees the board pays for such legal advice most often concerns issues that are controversial involving our governing documents and have the potential for litigation. As a board, our foremost responsibility is to advocate for the governing documents of Grand Haven. As president of the board, I unequivocally support that goal and that of protecting the reputation and assets of our Association.

*Submitted by: Rob Carlton, GHMA President*

## GHMA Meeting Schedule

The Board of Directors of the Grand Haven Master Association (GHMA) meets on the next to the last Friday of every month (unless otherwise noted.) All property owners are welcome to attend.

WHEN: 2 PM, Friday, May 24  
2 PM, Friday, June 21  
2 PM, Friday, July 19  
2 PM, Friday, August 23

WHERE: Creekside Amenities Center  
2 North Village Parkway

## GHMA Board Members

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	Vic Natiello	Janet Young

**The Oak Tree is always looking for articles with ideas and topics for future issues, especially those that would be of interest to Grand Haven residents—Grand Haven activities, clubs, happenings, sporting events, resident volunteer activities and opportunities.**

Please contact Nancy Carlton at [ncarlton096@gmail.com](mailto:ncarlton096@gmail.com) with your suggestions

Strive not to  
be a success,  
but rather to  
be of value.

*Albert Einstein*

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## Palm Coast Historical Society

### Preservation Month May 2024

Each May the National Trust for Historic Preservation celebrates *Preservation Month*.

This year's theme is "People Saving Places" in recognition of the countless volunteers who pour their time, energy and resources into protecting places and stories from the past. Grand Haven residents Art and Louise Dycke have devoted themselves to this important work for more than two decades.



Art was appointed Co-Historian in April 2000 by the first City of Palm Coast Mayor, Jim Canfield, following Incorporation on December 31, 1999. Art recently retired from this position in January 2024. Nonetheless, both he and Louise volunteer as docents one Saturday each month at the PCHS Museum in Holland Park. They deserve a big high-five for their tireless dedication!

Others who deserve recognition are the original "pioneers" who in 1973 formed the Palm Coast Civic Association only one year after moving into their new community. These citizens later formed the Palm Coast Volunteer Fire Department. International Telephone and Telegraph donated the first fire truck, which was housed in a maintenance building at the Palm Coast Golf Club.

It wasn't until 1977 that the first Emergency Services Building opened on the corner of Clubhouse Drive and Palm Coast Parkway. It later became Fire Station #22 and is still in operation today but is scheduled to close in the coming year. Will it be preserved or will it be demolished? You can help determine the outcome by contacting Mayor Alfin and the City Council. Grand Haven resident, Nick Klufas, represents us in District #3. Please advocate for preservation!



Today's residents would know little about these and other pieces of local history had it not been for Art's research and documentation. You can learn more about Palm Coast's people and our past by visiting [www.palmcoasthistory.org](http://www.palmcoasthistory.org) or follow us on Facebook.

Submitted by: Kathy Reichard-Ellavsky, PCHS President

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## No Rest for the Wicket

**WOW**, time sure does fly when you're having fun. The **Grand Haven Croquet Club** is celebrating its **25<sup>th</sup> Anniversary** this year and is looking forward to the next 25 years. For those of you who are new to Grand Haven here's a short history of the Croquet Club's beginnings.

*(The attached picture shows the progression of the Grand Haven Croquet courts, top is the original court, middle is court 1 at Creekside & bottom are the additional 2 new courts.)*



Croquet at Grand Haven was the vision of Kevin Roberts, the Grand Haven project manager for Lowe Destination Development (the original developer of Grand Haven) in 1998, at the suggestion by his cousins Pat and Chuck Williams who were croquet players at Hammock Dunes. Pat Williams and the legendary Dorthy Fosse of Hammock Dunes were the first instructors to teach the game to those who were interested here at Grand Haven. The small court at the Village Center, which is now the green space next to the bocce lanes, were used as a training/practice court and was the result of Kevin Robert's dream.

At the time, the GHCC was a loosely structured group of about 15 residents, and today it is a well-developed Club with over 135 members and still growing. Club membership has grown through our Introductory Classes, and neighbor/member referrals.

Next on the courts, did you hear all the grunting and marching on the croquet courts this past March? **LOL** With all the classes and lessons currently offered, an American 6-Wicket **Boot Camp** was held where students came to learn strategies, hone their skills, and have fun. There were 20 students attending the boot camp, along with 5 club members assisting to receive their instructor's certificates. **Congratulations to all who survived the bootcamp!**

Those interested in **free** lessons to learn croquet contact us at [www.ghcroquetclub.com](http://www.ghcroquetclub.com) or our Membership Director, Marsha Cargill at [owdmac@gmail.com](mailto:owdmac@gmail.com).

Come join us and try something new, make new friends, and just have fun.

**See you on the courts!**

*Submitted by: Patti Paukovich*

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## CDD Corner

### What constitutes an Amenity at Grand Haven ?

As I speak to residents about our amenities, I have become aware of some common misconceptions. Just because you don't play an organized sport does not mean you don't enjoy our amenities. In fact, you need no athletic prowess to enjoy our number one amenity - the Village Center Cafe and Tiki Hut.

Our pools and spas come in a close second. The accessibility of these amenities makes them popular but also the most costly. Other amenities our residents participate in are -Tennis, Croquet, Pickleball, Bocce, Fitness Centers, Basketball, a Dog park, the GH room and Creekside rooms for indoor games and meetings, The Esplanade, walking paths and gazebos, Children's playgrounds and Badminton/Volleyball.

As you can see Grand Haven has a lot of wonderful amenities. Along with its pleasing landscaping, gated entries, and diversity of homes it makes it a very desirable place to live. As Palm Coast grows, Grand Haven will only become more desirable.

In closing, remember you don't have to participate in a sport to enjoy the amenities at Grand Haven.

*Submitted by: Dr. Merrill Stass-Isern*



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### August 20, 2024 is Election Day

Primary elections typically have a lower turnout, despite the fact that **every voter may cast a ballot** in these elections. Primary elections are important! All voters, regardless of political party affiliation are eligible to vote for **nonpartisan** contests. These races are important, several nonpartisan races could be decided in the Primary. Even if you do not declare a party affiliation, you may still vote for the nonpartisan races. As with any election, if you choose not to vote, someone else is making the decision for you.

Following the qualifying period in June, you can visit the Supervisor of Elections website, [flaglerelections.gov](http://flaglerelections.gov), to see who is running for various seats and which elections could be decided in the August 20 Primary elections.

The General election is being held November 5. The Supervisor of Elections website has all the information you will need to learn who is running for the various seats and when they will be on the ballot.

## VOTE





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## Grand Haven CERT

GHC is a group of volunteers who have been trained by Flagler County Emergency Operations. We are here in Grand Haven to aid neighbors AFTER an event ie, Hurricane, wildfire, tornado, or other disaster. We can use volunteers of all abilities, as everything we do is not always physical.

Training will help you take care of yourself, and your neighbor both before and after an emergency. We meet in the Grand Haven room monthly/bimonthly on the second Wednesday. If interested contact Larry Wolfe at [lwolfe46@aol.com](mailto:lwolfe46@aol.com) or 717-377-3510 for information and application.

## MADC Corner

Every now and then I hear people who do not understand the different functions of the Modification Architectural Design Committee (MADC) and Southern States Management Group. (SSMG)

So, I am going to try to explain how the two entities work very closely together, but at the same time have very separate functions. Both entities must adhere to the current Architectural Design Standards and the Covenants, Conditions, and Restrictions (CC&R's) by law. Both entities want to keep Grand Haven special.

The MADC is a committee of Grand Haven homeowners, appointed by the Grand Haven Master Association (GHMA) and serve at their pleasure.

GHMA hired SSMG to help manage the association budget, project planning, management, and to help enforce the CC&R's and the Standards.

MADC reviews and approves or denies applications submitted to the SSMG Administrator from a Grand Haven homeowner. The SSMG Administrator puts together the MADC agenda prior to the meeting. (There is a lot of necessary preparation.) Once the homeowner's submittal has been approved or denied by the MADC Committee, then a letter is generated by the SSMG Administrator and sent out to the homeowner. SSMG follows up to make sure that the property is inspected and if it fails inspection, then it is brought back to the MADC for further review.

SSMG, per order of the GHMA, sends out a community association manager every week to inspect the properties in Grand Haven to make sure they are in compliance with our Standards and the CC&R's. If a property is not in compliance, then a letter is generated from the GHMA and sent to the homeowner so that the violation may be corrected. If the homeowner does not address the violation in a reasonable amount of time, then that homeowner may be subject to a fine.

So, there are two different entities with the same goal in mind. To keep Grand Haven beautiful.

*Submitted by: Joanna Salkovitz, MADC Chairperson*

## Pickleball Popularity Continues To Grow at Grand Haven

Anyone who watches commercial TV or reads a magazine cannot escape the imaging of pickleball in the marketing of products, particularly those directed at the 55+ population. Further evidence of pickleball's popularity is the fact that Zillow Realty reports a 64% increase in listings that mention the sport as buyers gravitate toward homes and communities with PB courts.

Demand for pickleball at Grand Haven has exploded. We began with 2 courts in 2016 followed by an additional 2 courts in 2020. Despite these efforts the demand has not been satisfied as more and more players continue to show up. We currently have over 250 registered players representing over 10% of our residential properties. We anticipate another 100 players joining us by the end of the year.

Daily participation is averaging 63 players with over 100 players in a day not uncommon. Attendance grows when the tennis courts are closed as many tennis players will participate. Court reservations through sign-up genius have a daily occupancy rate twice that of both tennis and croquet and three times that of Bocce. For the community group of players who share two to three courts every morning, there are so many people showing up to play on certain days that the wait time to participate can last up to 45 minutes.

The camaraderie and new friendships that come from pickleball makes life at Grand Haven most desirable to all groups who participate. It puts the "happiness index" off the chart and makes pickleball players true ambassadors to attracting new residents to our community and making property values increase for all.

We hope the CDD vision for making GH the most desirable active community in the area will include additional courts in the very near future.

*Submitted by: Ken Ersbak  
on behalf of the Pickleball Committee*



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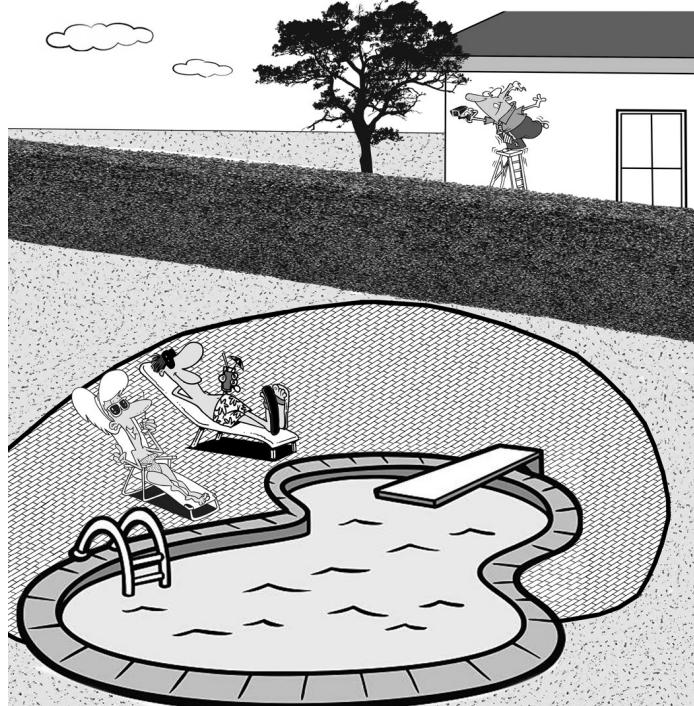
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## Did you know?

When installing Security Cameras, they must be pointed toward or focused upon your own property.

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## Mustang Club



Yes, there is a Mustang Club of Grand Haven! We held our organizational meeting on September 18, 2023. The club has grown, now having 17 members.

On Saturday, February 24, we held our first Mustang Car Show in the Village Center parking lot. We exhibited 8 Mustangs of all ages, from 1966 to 2023. A good number of residents viewed the show and the club gained two new members.

Club members and their significant others, go on monthly road trips, along beautiful routes to destination restaurants.

We meet on the 3rd Monday of each month in the Grand Haven Room, starting at 4:30PM. Please join us if you have a Mustang or are thinking about buying one.



Submitted by:  
Bob Carlsen

The advertisement for Full Blast Exterior Cleaning features a pressure washer, a house, and a driveway. The text "FULL BLAST EXTERIOR CLEANING" is prominently displayed. Below it, the services offered are listed: "SOFT WASHING", "PRESSURE WASHING", "WINDOW CLEANING", "HOUSE &amp; ROOF", "LANAI &amp; PATIO", "CONCRETE &amp; PAVERS". At the bottom, there is a "CONTACT US!" section with the phone number "(386) 864-9369", the website "www.FBWASH.com", and the locations "Flagler, Volusia, St. Johns". A logo for "FULLY LICENSED &amp; INSURED" is also present.



## The Eagles' Nest

It has been an unusual nesting season, but the important thing is our resident eagles, Gabrielle (Gabby) and Beau, are healthy and committed to each other. They have been a treat to observe on-site and off-site.

Unfortunately, their first egg was buried by Beau. When he arrived and first saw the egg, he likely did not know what it was. Although Beau is a mature eagle, he gave indications that he was not an "experienced" breeding eagle. The second egg never hatched and was considered non-viable. We had hopes they would re-clutch and produce more eggs, but unfortunately that did not happen.

Gabby and Beau continue to spend time at the nest perching, delivering sticks and arranging



them, and even delivering fish to feast on at the nest. They have often spent the night roosting at the nest or in nearby trees they frequent. They are often spotted off-site together as well. They are truly a well-bonded pair.

An occasional immature or mature eagle will visit the nest, but there has not been any disturbance or serious confrontations. Last year Gabby and Beau were last seen at the nest leaving for their summer hiatus on May 5 (Gabby) and May 15 (Beau), so they will likely follow a similar routine.

The nest and nest tree remains sturdy and ready for action. We have high hopes next season Gabby and Beau will safely return, reproduce, and have a successful season.....all in their time!

*Submitted by: Gretchen Butler  
Audubon EagleWatch Nest Monitor Volunteer (16 yrs)  
American Eagle Foundation Volunteer (11 yrs)*

## Location – Lifestyle Life is Grand in Grand Haven



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Many of you are aware that the Haven Family Fund assists caregivers, provides transportation to medical appointments, and also provides educational programs. Our next program will be on June 4, at 10:00 am, at the Village Center. It will let you become familiar with the automated external defibrillator, CPR, and Heimlich Maneuver.

We also have a Caregivers Support group for those who are caregivers. This group has limited seating. Call or stop by the Village Center for dates of upcoming events, and to register for them.

Your email needs to be on file with the Village Center to receive notifications of our events. To join us as a volunteer, see Brittani at the Village Center.

The definition of “volunteer” is a person who willingly provides a service for no compensation. It should also include that you get more than you give. Join our HFF volunteers, 2-3 hours a month will allow you to understand that you can make Grand Haven an even better place to live.

*Submitted by: Janet Young*

## Pet Owner Responsibility

Most pet owners are very responsible....they even take a flash light with them when they walk their dogs at night to ensure that they can “clean up” after their pet. But for those few who do not, it is not just rude to ignore the clean-up process, it is against the law (Palm Coast Animal Control codes sec s 8-36, removal of pet waste). It is also a health hazard...abandoned dog waste can host diseases and/or parasites which can infect other dogs that accidentally step in it and track it home. It is not fertilizer AND it pollutes the water in our detention ponds.

Along with the unconditional love that dog brings to you comes the responsibility to take a bag with you when you walk your loving family member! Oh, and don't forget to use it and properly dispose of it! To all of our Grand Haven dog owners who are responsible, your neighbors say, “Thank You.”

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## Pedals Paws Power

For those who have come upon a creature in the road too late to avoid hitting it, one fact is certain. The creature is likely dead, driver is unscathed. There is no do-over.

Recently I was driving my heavy SUV along Marlin, mercifully slowly, as I came upon an elderly couple on bikes wheeling toward me in the middle of my lane. No lights, no colors, no helmets, they wobbled unsteadily through the curve as I jammed the brakes and brought the car to a full stop. They seemed oblivious as they meandered by.

It gives one pause. Who is at fault? It doesn't matter, there would be no second chance for this couple, who were simply enjoying a fine spring day.

I ride my bike about 40 miles a week, much of that through Grand Haven. I was run off the road by a driver who crossed over into my lane. She was on her phone. I have had near misses with vehicles driving fast enough to blow my helmet off. I now predominantly ride on the sidewalk. And I thank the dog walkers and striders profusely for giving me the right of way- it's not mine, but what choice do I have?

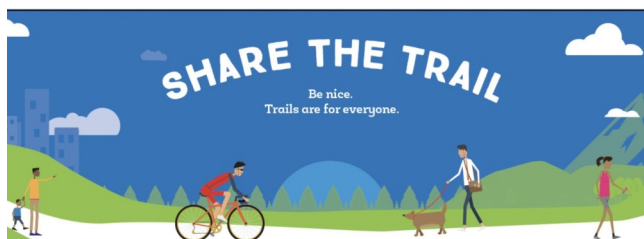
Part of Grand Haven's beauty is its winding streets. When the sun is low on the horizon, might you miss the biker ahead in a blind curve? There would be no do-over.

The number and variety of wheeled and pawed users of our streets and sidewalks, seems to be increasing. It's a wonderful thing! We smile, greet one another, become familiar with our neighbors and their pets, or cruise like we were kids on two wheels. How fortunate we are!

But that good fortune comes with a responsibility. Are you ready for evasive action at any moment? Do you anticipate what is around the bend? Are you aware that your 1-ton vehicle is seconds away from getting up-close-and-personal with a biker, scooter, stroller, skater or walker? Is your bike taking up more space on the sidewalk than is safe for oncoming traffic?

Let's look out for one another like our lives depend on it. Because they do.

*Submitted by: Linda Lake*



### ***Signs by Contractor/Vendors***

Please note that a contractor or vendor working at your property should not post a sign in your yard or on your property advertising their services. Examples of this would be a roofing contractor or a power washing vendor/contractor putting a sign in your front yard while they are working at your property.

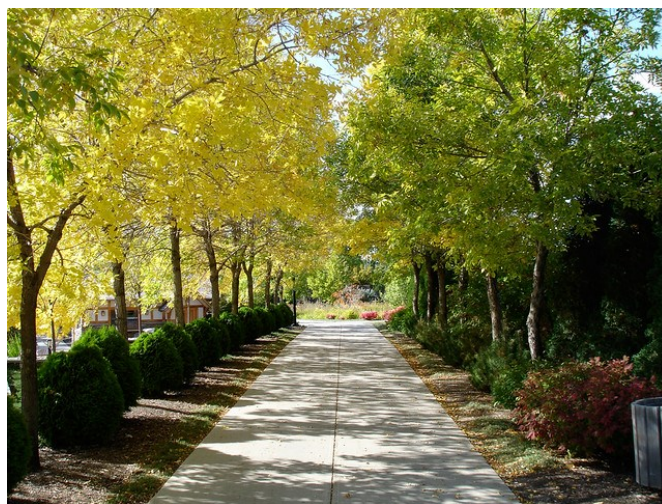
### ***Sidewalk Maintenance***


The portions of the sidewalk in front of your home are a very crucial responsibility for each individual property owner. Please take a moment to review the conditions of your sidewalk panels for any deflections or inconsistencies in height that could present a maintenance issue in regard to the condition of your property.

### ***Street Tree Canopy***

Trimming of the street tree canopy is a continual maintenance item. Selective pruning on a regular basis will continually prohibit limbs from interfering with street and/or sidewalk traffic. The minimum heights are: 7 feet over the sidewalk, 9 feet over the curb, 11 feet over the traffic lane and 14 feet over the crown of the road.

*If you have questions about any of these items, please contact Troy Railsback at 386-446-6333.*

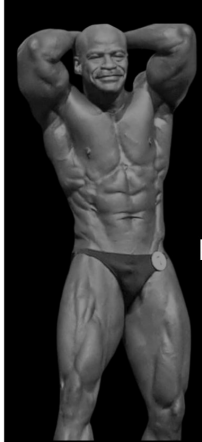
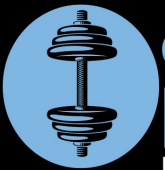




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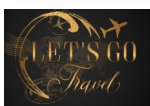
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## Grand Haven Woman's Club

As GHWC's 2023-24 Club year winds down, we would like to thank all who have helped make this a successful year including the Grand Haven residents who support our programs and events.

With one event left (as this is written), GHWC is on track to raise over \$50,000, which will be contributed to 22 different organizations and the programs they provide to those in need in Flagler County. In addition to the fund-raising events, our members and residents have donated supplies and cash of \$45,000 to support many of these organizations.

The impact of the 10,000+ hours volunteered by the GHWC members has a wide reach in our community as well. One GHWC group is the Material Girls, who make comfort pillows and bears for patients at the hospital, items for Alpha Women's Center, holiday stockings for Christmas Come True, blankets for chemo patients. Several members volunteer at the Humane Society, Flagler Free Clinic, Grace Food Pantry, Habitat for Humanity, Our Father's Table, the Historical Societies, Flagler County Education Foundation and in the schools.

The local business community has also been of tremendous support this year. They have supported the Nine & Dine, Day of Games, Tennis Tournament, Pickleball Fest and Kentucky Derby events.

It is also time to thank the outgoing officers who have worked tirelessly to lead the GHWC through the last two years:

Roi Parris, President, Awilda Hamilton, 1<sup>st</sup> VP, Laura McBride, 2<sup>nd</sup> VP, Jenny Scott & Paula Geppner, Co-Treasurers, Lucie Lachance, Recording Secretary, Denise Burren, Corresponding Secretary and Kim Lhota, Immediate Past President.

We would also like to congratulate the incoming officers who will serve the 2024-26 term:

Awilda Hamilton, President, Beth Wald, 1<sup>st</sup> VP, Patti Paukovich, 2<sup>nd</sup> VP, Khanh-Lien Banko & Jo Ann Voight, Co-Treasurers, Nancy Carlton, Recording Secretary, Suzanne O'Meally, Corresponding Secretary and Roi Parris, Immediate Past President.



## Congratulations, Graduates

On behalf of the GHMA Board of Directors, it is our pleasure to congratulate two of our graduating seniors from Matanzas High School who are residents and were recently presented with scholarships. The letters of recommendation supporting their scholarships provide an impressive view into their accomplishments.

### Jessica Krayter

Jessica has been an active member of the Mu Alpha Theta Math Club and is currently its President, where she has helped bring in new members, including many that would have never before thought of joining the Math Club. In Precalculus, she made sure her group of friends had regular meetings to study to ensure all were doing well on the material. She is also the vice-president of the National Honors Society, where she is a vocal leader making sure they accomplish their goals for the year.

Jessica has been a member of the Varsity Girls Weightlifting team for all four years and Team Captain the last two years. She has earned her AICE diploma and her AA degree from DSC through dual enrollment and plans to attend the University of Central Florida. She is ready for the next step in her academic career and personal life. She is receiving the Chimento Law Scholarship. Congratulations, Jessica.

### Sara Kate Vannucci

"Organized, critical thinker, problem solver, adaptable, tireless, unstoppable work ethic and positivity" are words used in her letters of recommendation from teachers and advisors. Sara Kate graduates with a 3.8 grade point average as well as her AA degree from DSC through dual enrollment. She will finish the year with 120 hours of community service. Her volunteer experiences include working at her church with the children's kindergarten class, helping with blood drives and teaching a golf camp for younger children. She is also a familiar face to our Grand Haven golfers who may have seen her at her job at the Turn House on the course.

Sara Kate has played golf all four years, becoming Team Captain this year. Advisors have no doubts that she will meet with success her goal of becoming a nurse, working in the ER or labor and delivery. She is receiving the Coastal Fellowship Scholarship. Congratulations, Sara Kate.

We offer these young ladies all of the best in their future endeavors.

Submitted by: Rob Carlton, President, GHMA



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## Commemorating Memorial Day

**Monday, May 27, 2024, 7:00 AM**

Grand Haven will once again be observing Memorial Day and conducting its annual ceremony in tribute to those who served in defense of our country.

Please join us at the Village Center for this very meaningful event in remembrance of those who made the ultimate sacrifice for our freedom and to honor all who served in our military.

It is anticipated that the ceremony will last approximately one half hour and refreshments will be served. Attendees are welcome to bring their own chair.

## Grand Haven Military Memorial Bricks

If you are interested in purchasing a memorial brick for your or a family member, please email Bernie Hollenbeck, [bernardhollenbeck569@gmail.com](mailto:bernardhollenbeck569@gmail.com) to receive instructions and an order form.

*Grand Haven Military Memorial Committee*





## Are You Heading to the Beach this Summer?

Remember to DODGE THE DUNES!

### Respect. Restore. Revive.

The natural sand dunes that line the gorgeous shores along Highway A1A are more than massive piles of wind-blown sand. Natural dunes play a much larger part in our lives than the average beach-goer might expect, which is why we have to do everything we can to protect them. Our coastal lifestyle depends on the natural dunes for a variety of reasons. They provide the first line of defense against ocean storms for our homes, restaurants and hotels as well as inland and coastal ecosystems. Helping protect our dunes is easier than you think!

### The two most important things you need to know are:

- Make sure you “Dodge the Dunes” by avoiding any walking, parking or driving on any grass or plants on the east side of A1A. Florida State Statute 161.053, Flagler Beach City Ordinance 5.02.04.
- Only access the beach using the approved stairs and access points. Do not walk, slide, jump or throw items down the dunes.



We need your help to continue to restore our shore and we must protect the dunes so they can protect us - do your part to help! It's the law!



Courtesy of the Flagler County Tourist Development Council

## Amenity Center's Happenings



### May Activities

Karaoke, Saturday, May 11

Trivia, Wednesday, May 15

Tiki Hut Grand Opening with Live Music, Sunday, May 26, 3-6 PM

Memorial Day BBQ,  
Monday, May 27

### June Activities

Tiki Hut Live Music  
Sunday, June 9, 3—6 PM  
Sunday, June 23, 3-6 PM

### July Activities

Karaoke at the Tiki Hut  
Sunday, July 14, 3-6 PM

Live Music at the Tiki Hut  
Sunday, July 28, 3-6 PM



## **GHMA NEWSLETTER**

**Grand Haven Master Association, Inc.**

**P.O. Box 354785**

**Palm Coast, FL 32135**

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Grand Haven Master Association	<a href="http://www.grandhavenmhoa.com">www.grandhavenmhoa.com</a>	(386) 446-6333
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	<a href="http://www.grandhavenamenity.com">www.grandhavenamenity.com</a>	(386) 447-0192
Village Center Waterside Café		(386) 447-0239
Grand Haven Golf Club	<a href="http://www.grandhavengc.com">www.grandhavengc.com</a>	(386) 445-2327
Palm Coast Utilities	<a href="http://www.palmcoastgov.com">www.palmcoastgov.com</a>	(386) 986-2360
Palm Coast City Hall		(386) 986-3700