

GRAND



HAVEN

www.grandhavenmhoa.com

Volume 4, Issue 1 Spring 2011

The Oak Tree

President's Message

It's already May and we are publishing The Oak Tree – for its fourth year. We will continue this tradition as it is an excellent source of communication with the residents of Grand Haven. We also hope you like the new format. In January 3 new residents became board members: Rob Carlton, Gerry Kagan and Patty Stauffer. Rob was elected Vice President, Gerry will be the ADC liaison and Patty will do the newsletter (with lots of help) and real estate concerns. I was elected President and Gene D'lorio was elected Treasurer and PLM liaison. It's a great board and we're beginning to work on several projects which we will report on via our web site, email and, of course, the newsletter.

But my main message is to thank Kenny O'Connor for the years she served on both the ADC and the Board. Under her terms as President communications were improved, the system of enforcement was streamlined and she set up a great working relationship with other Grand Haven organizations. Kenny – thank you!

Also leaving the Board in January were Roy Search and Ray Smith. Both have been very active in the community and have a great knowledge of what has gone on here. Our thanks go to both of you for your time and effort.

Judy Hackstaff
President, GHMA

New Board Members

President: Judy Hackstaff 447-7306 jhackstaff@cfl.rr.com
VP: Rob Carlton 447-5536 rjcarlton5@aol.com
Treasurer : Gene D'lorio 446-2995 gdiorio@aol.com
Director : Gerald Kagan 446-0688 gjkagan@bellsouth.net
Director : Patty Stauffer 446-2277 postaufer@earthlink.net

GHMA Meeting Schedule for 2011

The Board of Directors of the Grand Haven Master Association, Inc. (GHMA) will meet at the Creekside Amenities Center in Grand Haven located at 2 North Village Parkway:

Scheduled meetings for the rest of the year:

- 2 p.m., Friday, June 17, 2011
- 2 p.m., Friday, August 19, 2011
- 2 p.m., Friday, September 23, 2011
- 2 p.m., Friday, October 21, 2011 (Budget Meeting)
- 2 p.m., Friday, November 18, 2011

All residents are welcome to attend.



Grand Haven Mission Statement

“The Grand Haven Master Association seeks to enforce both equitably and in a timely manner all Covenants, Conditions and Restrictions pursuant to the Declaration, while fixing, levying, collecting and enforcing payment from the Association members of all charges and assessments in accordance with Florida Law.”

In non-legal language, it is the role of the GHMA to enforce the architectural rules of the community, maintains a budget to do so and collect a yearly assessment from all residents.

Residents just cannot paint their home in an olive drab camouflage motif with pink shutters, to accompany those plastic flamingos in the front yard. They cannot operate a mini mart in their garage, or a bed and breakfast in the house. The Architectural Design Committee, part of the GHMA, will not approve it. And that is a good thing.

Some residents are surprised when they learn that they cannot always do what they want to their own property.

Because Grand Haven is a “deed restricted community,” residents give up certain rights when they purchase a property.

One of the purposes of The Oak Tree is to clarify these rules.

Grand Haven Website

The Grand Haven Master Association has its own website, 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, FAQ 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.

Grand Haven Directory

Rumor has it that the new revised Directory for Grand Haven will be available in the Village Center in June, 2011.

Stay tuned for details.



Southern States has moved!

As of April 4th, 2011, Southern States Management Group will move to:

2 Camino del Mar
Palm Coast, FL 32137

They have outgrown their current office space and will be setting up shop in the building just outside the Hammock Dunes private community (the former Hammock|Sotheby's real estate office).

Their telephone number and mailing address will remain the same:

386-446-6333
P.O. Box 354785
Palm Coast, FL 32135

Southern States Management Group (SSMG) is an independent management firm hired to manage the daily operations of the GHMA. Any general questions, comments or concerns regarding the GHMA, The River Club and/or Private Lawn Maintenance (PLM) should be directed to Troy Railsback at (386) 446-6333 ext. 307.

For questions or concerns regarding the Architectural Design Committee (ADC) and/or new construction within Grand Haven, please contact Brandy Despang at (386) 446-6333 ext. 306. Questions or concerns regarding the Riverview Condominiums (Phase I), please contact Brett Robinson at (386) 446-6333 ext. 305. All are licensed Community Association Managers with knowledge and experience to assist you.

Frequently Asked Questions

FAQs will return in the next edition of The Oak Tree.

We are in pursuit of a writer who would be able to see the funny side of issues and to write about them accordingly.

Kenny and Ray, where are you when we need you? Please come back.

Stormwater Rebate Update



The City began the process to rebate storm water fees to Grand Haven residents:

1. As voted on at the meeting, the rebate will cover the period of April 2008 to the present. Billing of the current fee will stop. Residents west of Colbert will still pay a smaller percentage of the fee.
2. For those current Grand Haven residents who are still customers of the utility you do not have to do anything further. A credit will be posted to your April bill and you should have received a letter from the City with your specific details. A credit will remain until all future (or in some cases past due) charges deplete the rebate amount.
3. If any resident prefers not to have the utility bills offset by the credit posted in April, they can then individually make a request to the Finance Department to issue a rebate check. The Finance Department will reverse the credit on the bill and send a rebate check to the resident.
4. Previous Grand Haven customers who no longer have a City utility bill (generally those who have moved away) will have to send an individual refund request noting their previous utility address (Grand Haven address) and current mailing address to the Finance Department and they will send a refund check to them:

Finance Department City of Palm Coast
160 Cypress Point Parkway, Suite B-106
Palm Coast FL 32164
5. The City has mailed letters to all Grand Haven customers detailing the amount of the credit that will appear on their April bill. If you have not received this letter, please contact the City of Palm Coast.
6. The GHMA will continue to follow the City Council's efforts to approve the rebate of fees for the period 2004 to 2008.

GH Women's Club Book Sale

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 Annual Book Sale for 2011 raised \$1,707 from \$.50 paperback books and \$1.00 hard back books!! We would like to thank everyone in the GH community for their support not only with books but also cash donations if they are now e-readers. Books not sold were donated to The Vince Carter Drug and Alcohol Rehab Center (2 boxes), the Navy League in Jacksonville for ship libraries (20 boxes), and to the Friends of the Flagler County Library (10 boxes).

The Grand Haven Women's Club is open to Grand Haven residents. It meets the third Monday of the month and meets September thru May. If you are interested in being a guest you may contact President, Sally Nord 445-7159 or Suzanne Gaguzi, Membership 597-6543 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. Policies and procedures regarding gate access control along with lease/rental provisions will be reviewed and/or modified to address concerns relating to access into the community by non-property owners or unregistered renters. Abuse of GH Amenity facilities and/or continuing violations of Village CC&Rs are also topics of concern. The GHMA and the GH CDD appreciates your support in these efforts.

PLM Corner

The Grand Haven Master Association is responsible for contracting and administering lawn and landscape maintenance in eight villages, about a third of the total number of villages. The current Private Lawn Maintenance (PLM) contracts expire December 31, 2011. The Crossings contract expires in 2012.

For those villages with lawn contracts, the CC&Rs define the scope of work but the type of work varies. After a review in 2008, 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 with the property manager, contractor and a member of the GHMA board.

The Board will be sending RFP's (Request for Proposal) to contractors in the area. This mailing should be in May with a walk-through in June, proposals due in July and decisions made in August. In June, we will mail postcards to residents in PLM villages requesting their input for the services provided. This will be one of the tools the Board will use in evaluating the performance of existing maintenance companies.

This postcard will ask you to let us know if your existing contractor is average, below average, above average, unacceptable and why. Has the service improved, stayed the same, gotten worse? How would you rate them now on a scale of 1-5 (1 is low and 5 is high). Please give some details and not just generalities.

You can also send your comments to the following email address: plmghma@cfl.rr.com. You must include your name and address. Your input is appreciated.

This is trash

Waste Pro of Florida is the exclusive solid waste collector for the City of Palm Coast. Grand Haven pickup days are Monday, Wednesday and Thursday.

There is no pickup on Thanksgiving, Christmas and New Years day. This year only Thanksgiving falls on one of Grand Havens normal pickup days. Pickup will be the next day, Friday November 25th. If you usually put garbage out the night before, Waste Pro advises holding it until that morning to avoid a mess from raiding raccoons attracted by turkey carcasses.

Monday pickups are for normal household waste. Thursdays are also for normal household waste plus recycle materials and bulk items (furniture/larger items). Wednesday yard waste will be picked up if it is bagged, boxed, or bundled and tied. In accordance with City of Palm Coast Ordinances and Grand Haven CC&Rs yard waste should not be: (i) put out before Tuesday evening; (ii) put on the street; and (iii) put on someone else's property.

Vacant lot owners are not charged the Waste Pro fee, therefore waste placed on vacant lots may not be removed. To arrange pickup of "white goods" such as refrigerators, washers, dryers, hot water heaters, you should call City Utility Department Customer Service at 986-2360.

The city provides up to two recycling bins at no cost and public works will deliver recycle bins to your house if requested. They can be obtained by calling 986-2360. The City recycles plastics (with the #'s 1-7 imprinted on them), glass bottles, aluminum/tin cans, newspapers, magazines, phone books, writing paper and cardboard. Note that cardboard must be flattened.

Editor's note: In response to a FAQ about picking up and disposing of long staying guests, the City declined comment. The Waste Pro representative referred the matter to Corporate. Doesn't look like this will work



Wild Oaks Eagles

Well.....Florida bald eagle nesting season is soon coming to a close and the Wild Oaks eagle family has again had a very successful season. After almost eight months of preparing and raising two active chicks, mom and dad Wild Oaks are likely looking forward to their much deserved "summer break".

They began their 35 day incubation period on Nov 7th (considerably earlier than the previous years) and Wild Oaks was the first nest reported (incubating) to The Audubon Center For Birds of Prey this past nesting season.

Bald eagles are incredible parents...diligently providing, protecting and nurturing their young. Florida is blessed with relatively beautiful weather year-round. Our resident eagle family survived a couple nasty storms in January giving credit to the sturdy nest mom and dad built (and continue to maintain) plus the constant protection of their young. Keep in mind.....the nest is several hundred pounds and about the size of a queen-size bed....a sizeable piece of real estate!

Observing the eagle's habits, it was apparent there was a hatchling on Dec 12. Some active nests in the area had not



Female
March 15, 2011

even started incubating yet. Within two weeks two fuzzy, little heads were visible.... Always a joy to see two chicks being raised vs. only one....not only entertaining to the viewers but great companionship for the nestlings. Mom and dad seem to have no problem fishing in the many nearby lakes (as well as the intracoastal) providing abundant food for their babies. Early on, just like human babies, the chicks would eat and sleep, eat and sleep.

At approx eight weeks they were about full grown and busy flapping in the nest building the strength they need for flight....keep in mind one eagle's wing span is as wide as the nest (or wider). So at this point it makes for one crowded (flapping) nest. Determined by the size difference, it is apparent there is a male and female. Like most raptors/birds of prey females are larger than males. In bald eagles the female is approx 25%-30% larger. Without the ability of weighing them, the southern female is estimated to weigh approx 10 pounds and the male approx 8 pounds.

At ten weeks both nestlings were branching (jumping from the nest to a branch). Branching is important progress building coordination as well as strength in their legs preparing them for their first flight (fledge) and most challenging landing. The little male was the first to take flight and appeared to be a natural at both flying and landing. Flying to an eagle is instinctive, but coordinating their speed with their landing gear doesn't come as easy. His big sister took a bit longer building confidence before she took to the air and had some frequent and clumsy (yet humorous) landings. All in all they have mastered flight just like an eagle....and they now know they are eagles!

Where one fledgling is seen, the other one is either following or very close by. They are pretty much inseparable. They are often seen flying around the area or perched by the lake behind the nest. Before they migrate north they need to master their foraging skills which involve a lot of trial and error in their first year but much is instinctual. The big question is..."when will

they leave and will they go together"? Well, that they did. On April 9th, they were last seen together perched by their par-



Fledglings February 14, 2011

ents It's likely the heat will be a factor and when they are successful at hunting on their own. On April 10th, they likely grabbed a thermal and rode their "highway in the sky" to an area with a more tolerable climate and rich habitat.

Dad was last seen on May 4th perched by his mate. Both will be leaving soon. They will enjoy their hiatus separately and with good fortune they will both return to their nest at Wild Oaks by the end of August or early September. It's likely the fledglings (then juveniles) will return to the area in the fall as well....only to be escorted away by their parents. Mom and dad will then (again) be preparing for their next family.

Check out the videos of The Wild Oaks Eagle Family recorded in January 2011 by "John ~ The Video Guy" (Part I & Part II) <http://www.youtube.com/user/opticalpress>

Submitted by Gretchen Butler
Audubon Senior EagleWatch Volunteer

GHMA NEWSLETTER

Grand Haven Master Association, Inc.

P.O. Box 354785

Palm Coast, FL 32135

Southern States Management Groupwww.ssmgroupinc.com (386) 446-6333

Community Development District (CDD).www.grandhavencdd.org (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.www.ci.palm-coast.fl.us. (386) 986-2360

Flagler County Property Appraiserwww.flaglerpa.com(386) 313-4150