

Bay Pointe Villas Condo Association
2024 Newsletter #3
February 25, 2024

Hose Bib Installation

A Salemme Plumbing technician will be on site installing hose bibs from 8 a.m. to 5 p.m. Wednesday and Thursday, February 28 and 29. The faucets will make the leaks BPV experiences with the aging cpvc less likely. Turning our aging hose bibs puts pressure on the cpvc, breaking it inside the wall. Water will be cut off to individual units while the technician installs the hose bib for it. Unit 5, 9 and 13 have had hose bibs replaced as a result of leaks. They will not need new faucets at this time. The technicians will replace the two hose bibs at the pool.

Memorial Tree

Tuesday morning, February 27, Willow Tree Nursery will install the live oak we purchased in memory of Don McRae, Ron Lawhead and Scotty (H.P.) Scott. It will be placed in the area marked with 2 cones behind Units 11 and 12.

Trip Hazards

There are places in our drive way and parking areas where the concrete sections do not meet evenly. As the concrete sections move this produces raised trip hazards. We will have these spots ground down in the near future. They have been marked with white paint. You will be notified when the grinding is scheduled so that vehicles can be parked elsewhere on that day. The general areas trip hazards were found are in front of garages 3, 4, 8, 9, 10, 11 and 23.

Tree Trimming

Tree trimming will be scheduled for April or May.

Gutter Cleaning

Gutter cleaning is scheduled for mid March. Most of the leaves are down. You can tell by noticing how much of the live oak canopy is dark green. Old leaves that need to drop are dark and the light green leaves are new growth.

Happy Birthday

There is a special birthday celebration in Unit 19 this week. Joanne Shuck will be 95 on February 26. You can send an email greeting to aes.shuck@gmail.com.

Garage 21's Roof

The repair of garage 21's roof is complete and successful. The roof did not leak during last weekend's rains. This problem was a challenge for the residents of unit 21 and 22 and the Boards of Directors for most of Bay Pointe Villas existence. Due to their patience, tenacity and perseverance it will no longer be an issue. We learned it is important for owners to report common element issues to the property manager, Gloria Reed, or a board member as soon as they become aware of them and these issues must be disclosed when owners sell their units.

Directory

A directory of residents will be distributed to those who wish to participate. If you have not done so, please confirm your contact information with yak0622@aol.com and release it for the directory if you like.

Bulletin Board

The right side of the new bulletin board will be ready for residents to use when a nob is installed on the door. The rules for using the board will be posted on it when it's ready. They are:

Bay Pointe Villas Condo Association Resident Bulletin Board

1. The right side of the bulletin board is for BPV resident postings only. It will not be locked. The left side is for required BPV Condominium Association postings and will be locked.
2. Residents may post want ads, notices, announcements and invitations; no commercial soliciting, political advertising, editorial or opinion pieces please.
3. All postings must be dated when they are posted. Remove the posting when it is no longer current.
4. All postings must have the users identifying information; one or all of the following: unit number, name, email or phone number.
5. Contact a board member with questions or concerns.

Upcoming Events

Watch for emails announcing a social evening at Slyce to be scheduled soon, a resident landscape volunteer day in March and a community garage sale in April or May.