

"We make a living by what we get, but we make a life by what we give."
Winston Churchill

Community Newsletter



KEEP HUSTLING TO THE FINISH LINE

Letter From the BV2 President James Marzan

First, I want to thank you for voting me onto the Board, and to the Board for voting me President. It's been over 30 years since I was on a Baywood Board. I have quite a bit of catching up ahead of me. A lot has changed.

Our new property management company is J&L Property Management, and it's all thanks to our 2022 board. They found a great Management Company. Don't forget to thank these wonderful people when you see them around the village. Thelma, our new Property Manager is your first stop when calling about village common area issues. We are presently making much needed repairs all around the common areas. If we didn't get to your area yet, we will.

We are all working together with one objective, to get Baywood Village II to be the best that it can be. Please come to our monthly board of director's meetings. The second Tuesday of the month. Your input might be instrumental in board decisions. Hopefully you will join a committee. The more involved that you get in your community the better it will be.

Forward we go.

Jimmy Marzan



INFO CORNER

BAYWOOD VILLAGE II CONDOMINIUM-ASSOCIATION, INC.

4651 to 4874, NW 22nd Street,
Coconut Creek, FL, 33063

TCMA: <https://townshipcoconutcreek.com>

Baywood website: www.baywoodvillage2.com

BVII BOARD MEMBERS

President: James Marzan

Vice-President: Patricia Watkins

Secretary: Maureen Dehoyos

Treasurer: Fiona Mowatt

Director: Dulce Diaz

HOMEOWNERS PORTAL - COMING SOON

Our new homeowners portal is almost ready! The new portal will provide homeowners access to all-important association documentation, including financial reports and Board Meeting minutes, view and pay dues, as well as communicate with J&L about concerns or requests about our association.

Meanwhile, Baywood Village II homeowners are strongly encouraged to keep their email information updated with J&L Property Management to receive email blasts on behalf of the BV2 Association and the new portal "Sign-In" instructions.

J & L PROPERTY MANAGEMENT, INC.

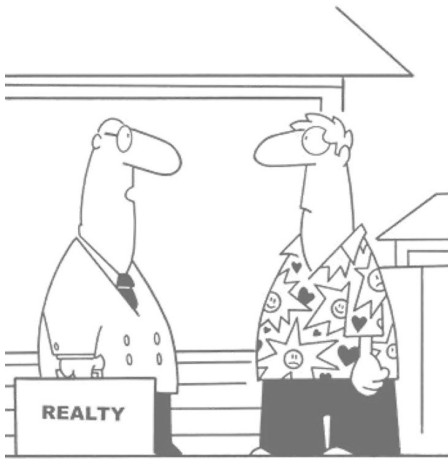
10191 West Sample Rd, S.#203, Coral Springs, FL 33065

Office Phone: 954-753-7966

J&L after hour emergencies: 954-968-9791

Property manager: Thelma Quiroa

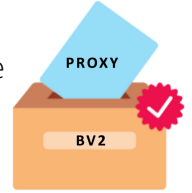
E-mail: thelma@jlpropertymgmt.com



"I think the seller will accept your offer, but the Homeowners Association will never approve that shirt."

WHAT'S GOING ON IN THE COMMUNITY

Looking ahead... Once again J&L will be mailing a proxy to revise and amend our bylaws regarding rentals. Please make sure to sign and return to J&L or drop off at the pool in the drop box. This amendment makes provision to cap rentals at 10%, currently its double and in some units even higher.



It also makes provision for a three-year waiting period for new property owners to rent their units. Baywood Village 2 was built by Minto to be a homeownership community. Two things to consider:

1. Property values goes down when there is a high rate of rentals.
2. Banks look at the owner to rental ratio before lending money.

Updates on maintenance payments

Dues are collected monthly from each homeowner to cover the operating expenses of the common area and provide reserve funds for the replacement of common facilities in future years. The coupon book will provide your account information and instructions on how to enroll for ACH with Truist or Bill pay with your bank institution. You will also be able to take your coupon directly to the bank with your payment or mail it to the address provided.




- Bldgs A, Villas #25-33: \$468
- Bldgs B, Townhouses #18-24: \$476
- Bldgs C, Condos 6-13: \$443
- Bldgs D, Condos 1-5: \$440

Homeowners will be receiving a payment coupon book from Truist Bank shortly. If you have any questions or concerns, please contact BV2 property manager via email Thelma@jllpropertygmt.com.



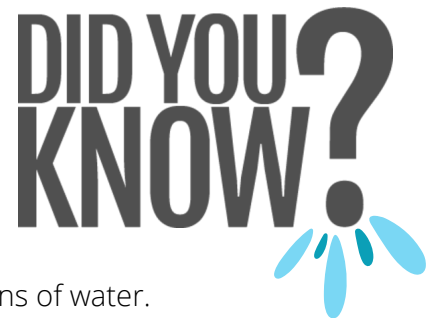
We are planning a **Memorial Weekend Pool Party** on May 27, from 3-6PM. Come out and meet you neighbors!

Plan to attend with your family and bring a dish, snacks & drinks for everyone to share. We look forward to seeing and meeting a lot of our new and longtime neighbors. 



As Mother's Day is just around the corner we want to take time out of our busy schedules to honor the moms in our lives.

Water, one of our most precious resources. And which we take for granted as we go about our daily lives. But in other parts of the world, people still have to walk for miles to gather their daily supply. They just can't turn on a faucet and see it gush out. Yet we run our water endlessly and waste so much of it.



- A five-minute shower can use 25 to 50 gallons of water.
- Fix that leaky faucet! If left alone it can waste up to around 100 gallons of water a day!
- An automatic dishwasher uses approximately 9 to 12 gallons of water while hand washing dishes can use up to 20 gallons.
- The average faucet releases 2 gallons of water per minute.
- At one drip per second, a faucet can leak 3,000 gallons in a year.

Our 2023 water and sewer budget is \$164,380! If we all did our part in conservation, we would be contributing to a greener planet while saving money!!! **Think about it.**

