

"In every community, there is work to be done. In every nation, there are wounds to heal. In every heart, there is the power to do it." Marianne Williamson

Community Newsletter

Letter from the President

As your new Board President, I want to extend a warm welcome to our many new residents. Our community is going through a transition period, and I want to emphasize that as a new owner, please take time to read and become familiar with our governing documents. It will help you and keep you in the loop of how our community works. I know that during the excitement of your new purchase reading all those rules and guidelines was not at the top of your list.

We've had a very busy year here at BV2. We have handled many pressing issues and hopefully you have seen improvements in our parking situation, landscaping and tree replacement, which is an ongoing project that will be completed next year. We have a new maintenance personnel (Smith) who is working diligently to maintain our community top notch. If you have any issues regarding our property, please address them to our Property Manager, Thelma Quiroa, with J&L Property Management LLC.

I know that in every Newsletter we keep emphasizing community rules. Please help us in these areas as we all strive to keep our Village at its best. As we are the ones living here, it's in our best interest to protect and maintain our investment.

Looking ahead

We will be issuing new car permit stickers; notices will be emailed with information regarding distribution. There will be 2 building inspections going on. One is for the Wind Mitigation for insurance purposes. This will start mid October. Please allow the inspector access to the attic where applicable. The other is for the Buildings Structural/Electrical Safety Inspections and required by law, again, this will also require access to the attic.

The pool will be undergoing some repairs for a current water leak, and may be closed for a day or two. Notices will be posted.

Road pavement or repairs will be next year. Tree replacements is an on going project. Aucther will start to replace some trees in December and will continue into next year.

Looking ahead we will again be planning a meet and greet at the pool sometime during the winter Holidays in December.

I hope to see you all there!
Dulce Diaz, BV2 President



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

Dulce Diaz, President
Debby Friedman, Vice President
Andrew Shulz, Treasurer
Dan Ewing, Secretary
Patricia Watkins, Director

HOMEOWNERS PORTAL

All Baywood Village II homeowners are strongly encouraged to keep their email information updated in our portal and sign up for email blasts from the Association. Go to <https://owner.topssoft.com/JLPropertyMgmtInc/Account/Login> to update your personal information.

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

DID YOU KNOW?

Dogs at BV2

All dogs must be registered with J&L Property Management. **BV@ bylaws only allow for one dog of adult weight size 25 pounds.**

Brush up on bulk pickup

#GoodManners



For the most part our Bulk rules are being adhered to; however, we still have a few that choose to break it and are putting out cardboard boxes and other non-bulk items. Please be a good citizen.

Insurance Rates

Insurance rates are not just going up in the state of Florida, but all throughout the country and even worldwide. The Board does not determine our insurance rates. Many factors have contributed to this as you all well know. Not only that but due to the current market, our BV2 property has appraised at a greater value and the insurance needs to reflect this increased value in our coverage. So, with that being said, be prepared for an annual maintenance increase to cover the new policy.

Want to be a well-informed resident?

Come to our Board meetings which are held the second Tuesday of the month at 7 pm, at the TCMA center. **Don't forget to bring your ID!**

WHAT'S GOING ON IN THE COMMUNITY



HOME & COMMUNITY SAFETY



Ensuring the safety of our BV2 community is a top priority for all of us.

Therefore, please make sure to give these important notifications and rules your full attention.

- Pool hours are dawn to dusk. Please don't forget to always lock the pool gate whether you are swimming or leaving the pool. This is for everyone's safety. There have been several incidents where the pool has been left unlocked.
- Florida State law now requires that structures that are 25+ years old must have an engineer structural and electrical inspection. As we need to comply, we will be setting up BV2 for the engineer inspection. This will take about 10 weeks to complete. Subsequent building safety inspections will be required every ten years. Shortly you will receive information regarding when our engineer will be on the property to begin inspecting our buildings. This may require access to the units and or access for electrical inspections.
- Shutters are to be used during the hurricane season only and only when a severe storm or hurricane is going to affect us. Otherwise, they are to remain open. This is for your own safety and in compliance with the fire department. For those of you who still have your shutters up, please adhere to the safety issues at hand. If you are going away during the hurricane season, ask a neighbor to put them up for you if there is an imminent threat. Otherwise, J&L will start the fining process.

Have you noticed our cooling weather?

Fall is definitely in the air!

And for the many bakers out there, here are two great recipes:

Banana Bread

SERVINGS: 8 to 10 servings

2 cups self-rising flour, 1 tsp vanilla,
1 cup sugar, 1 tsp cinnamon,
1/2 cup milk, 2 very ripe bananas (mashed),
1/2 cup olive oil, 2 eggs

Mix all ingredients and bake in a greased bread pan for 45 to 55 minutes at 350 degrees.



Sweet Potato Bread

SERVINGS: 8 to 10 servings

1 cup butter, softened 3 cups flour,
3 cups sugar, 1 1/2 tsp salt, 3 eggs, 1 tsp baking soda,
1 tsp vanilla, 1 1/2 tsp cinnamon,
2 cups baked sweet potatoes mashed 1/2 tsp nutmeg

Preheat oven to 350 degrees.

Cream butter, add sugar. Beat in eggs and vanilla. Add potatoes.

In another bowl sift together the flour, salt, baking soda and spices.

Blend with potato mixture.

Optional- you may add 1 cup chopped nuts (pecans) and one cup of raisins. Bake in greased loaf pans for 60-65 minutes. Let stand 10 minutes. Remove and cool on racks.

