

Be jolly and enjoy the Christmas cheer, for it comes only once a year.

Community Newsletter

Season's Greetings Baywood Village II Residents!

As the Holidays draw near, we notice that the Village is in great holiday spirits. The decorations around the village show your enthusiasm for ushering in the spirit of the Holidays. **We encourage everyone to walk the entire village and enjoy the lighting displays which shows the effort and work put in by our residents** to which we say thank you!

There are many projects that we are working on to continue to bring our village to its optimum appearance. The front entrance needs electrical repairs and replacement of lights. For the Garden units, larger dumpsters are being ordered. We urge your cooperation in maintaining the garbage area and always placing garbage inside the dumpster. Air dryer vents to be replaced where missing. The parking permits will be distributed in January. Non slip paint will be applied on stairs for the garden apartments.

We wish everyone a joyous Christmas, a festive Hanukkah, and a prosperous new year!

BAYWOOD VILLAGE II BOARD



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 Schulz, 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

**NEWSLETTER PREPARED BY
CHRISTIANO PAES LLC**



DID YOU KNOW?

Speed Limit

Please be extra cautious driving in BVII during the holidays due to many guests, children, pets and children taking their new holiday gifts for a spin. Our community speed limit is 10 MPH.



We recommend you take a walk around BVII and enjoy the entire Christmas lights and incredible light display provided by our residents.

Brush up on bulk pickup

#GoodManners

Bulk pickup was designed for resident convenience for the disposal of large items like furniture, appliances, hot water heaters, etc. on assigned days only - NOT for the disposal of construction materials and garbage-which removal is the sole responsibility of the hired contractor. Your cooperation is urgently needed.



THE NAUGHTY LIST IS OUT OF CONTROL.

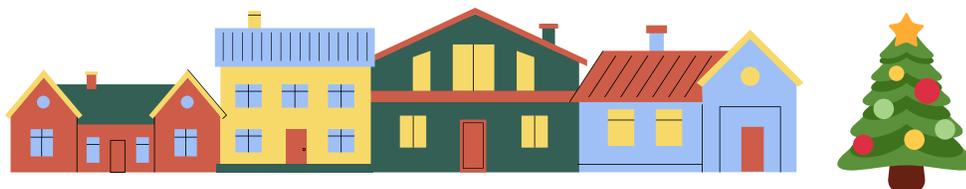
WHAT'S GOING ON IN THE COMMUNITY

BVII's long awaited Tree Removal/Replacement Project is finally on its way with its two phases scheduled to be completed in 2024. This project is funded by your monthly 2024 maintenance and recently identified reserves by your Board Treasurer. It is mandated by Coconut Creek and surely will add to the beauty and value of our Community.

Permit Applications for Phase 1 are currently being negotiated by our Auchter Enterprises Representative, Mark Gilladers. This phase includes the late 2022/early 2023 removal of 25 diseased, aging, and dangerous trees and early 2024 planting of an assortment of 26 approved trees.

Permit applications for Phase 2 are scheduled to begin as soon as Phase 1 is completed. Phase 2 will include the removal of another 35 trees (total 60) in early 2024, followed by the planting of another 24 approved trees (total 50). In addition to this project, the identification of diseased, aging, and dangerous trees never stops in our 37 year-old community.

Living in a "Tree City USA" community ensures the beauty of our tree canopy. The Board thanks all BVII Residents for their financial contribution to this important project.



Maintenance Fees

There was a printing error in the first batch of the coupon payment books that were mailed out and which reflected the 2023 maintenance fees. Please dispose of them as a second set has been mailed. Please note the 2024 maintenance fees are as follows:

- 2024 APPROVED MAINTENANCE FEE
- BUILDING A - Units 4839 – 4874 \$624.00
- BUILDING B - Units 4787 – 4838 \$667.00
- BUILDING C - Units 4691 – 4754 \$618.00
- BUILDING D - Units 4651 – 4690 & 4755 – 4786-\$614.00

If you would like to enroll in ACH or make your payment online, you may do so through your ClickPay portal. If you do not have an account, you may visit the link below and click "Register Here". If you have any questions on how to register or set up your account, please contact ClickPay support directly at (800) 533-7901 or via email at Support@clickpay.com. The link to login or register your ClickPay Portal is:

<https://login.clickpay.com/jl/>

Also sign up with J&L for email correspondence so you can get all updates in a timely manner.