

# Community Newsletter

BAYWOOD VILLAGE II

Winter 2024



## Here's what has happened in the last months and what's to come!

### Greetings, Baywood Village II Residents!

We hope you and your loved ones have had a wonderful and healthy summer and are enjoying the fall season. Your Board has been diligently working behind the scenes to complete several important projects, and we're excited to share some updates with you:

- **Hurricane Preparedness Completed:** To ensure the Village was ready for the hurricane season, we trimmed trees, cleaned gutters, and pressure-washed all our walkways.
- **Safety First:** The garden apartment stairs have been painted with non-grit paint to enhance safety for all residents.
- **Paving Project Finished:** The paving of our streets has been successfully completed, improving both the functionality and aesthetics of our community.

We're also excited to share a major milestone: the Board successfully secured the legal rights to our lake and two common areas that Minto Developers never transferred to Baywood Village II. This was achieved at no cost to the community, and we are proud of this accomplishment.

Addressing the iguana issue has been another priority. Iguanas are an invasive species that can cause significant damage to landscaping. To manage this, we contracted a professional removal company, which successfully removed

20 iguanas on their first visit. The company returned in October where another 19 Iguanas were removed. If you see someone on the property with equipment or a rifle, don't be alarmed—they are trained professionals handling the situation safely and responsibly.

In October, we installed new locks on the meter room doors to secure electrical equipment. These areas are restricted to FPL personnel only, and this upgrade will ensure compliance and safety.

Looking ahead, we're pleased to share some good news—our maintenance fee will decrease by \$20 per unit next year. We hope this comes as a welcome surprise! At the same time, we remain committed to tackling other projects that we are currently working on and repairs as they arise, ensuring Baywood Village II stays well-maintained and safe for everyone. Unfortunately, our tree replacement project has been delayed by the City. Given the hurricane season, we've decided to temporarily pause planting to prevent potential damage to new trees. Once the weather stabilizes, we'll resume this important project.

**Thank you for your continued support and patience as we work to improve and protect our community.**

Wishing you all a peaceful and enjoyable winter season.

*Dulce Diaz*

### Information Corner

BAYWOOD VILLAGE II  
CONDOMINIUM-  
ASSOCIATION, INC.

**Baywood website:**

[www.baywoodvillage2.com](http://www.baywoodvillage2.com)

### BVII BOARD MEMBERS

President: Dulce Diaz

Vice-President: Debby  
Friedman

Secretary: Dan Ewing

Treasurer: Andrew Schulz

Director: Patricia Watkins

### Homeowners Web-Portal

Baywood Village II

[https://comwebportal.com/  
login](https://comwebportal.com/login)

### Property Management

**Company:** J & L Property  
Management

10191 West Sample Road, Ste.

#203, Coral Springs, FL 33065

Office Phone: 954-753-7966

Property manager: **Thelma  
Quiroa**

For after hour emergencies,  
please call: 954-968-9791

## Let's Work Together to Conserve Water and Reduce Costs!

At Baywood Village II, we enjoy many wonderful amenities, but these come with shared costs. One area where we can all make a big impact is water conservation. **While you don't receive a personal water bill, water costs are part of our maintenance fees, and they add up quickly.** Conserving water helps us reduce expenses and contribute to a greener planet.

Here are some eye-opening facts and tips to help us conserve water:

- A five-minute shower uses 25 to 50 gallons of water.
- A leaky faucet can waste up to 100 gallons daily— 3,000 gallons a year!
- Washing dishes by hand can use up to 20 gallons, while a dishwasher uses only 9 to 12 gallons.
- The average faucet releases 2 gallons per minute.

In 2024, our water and sewer budget is projected to be \$167,880. Imagine the savings we could achieve if we all took small steps to conserve water. By making mindful choices, we can lower our expenses and help ensure our community remains sustainable and financially healthy.

To put it into perspective, our 2023 water and sewer budget was \$164,380. If we each make a few adjustments, we can lower costs, support the environment, and create lasting savings for our community. Every drop saved contributes to our collective success. **Let's work together to make a difference**—one drop at a time.



### Fire Alarm Compliance: Immediate Action Required

Our community is not yet fully compliant with Coconut Creek's fire alarm replacement regulations, and the City Fire Marshal has requested we expedite this process. If you haven't updated your system yet, please do so promptly and notify J&L once you are compliant. You'll need to complete and notarize a form for submission to the city.

For assistance, please contact Thelma Quiroa, who will guide you through the process. Let's work together to meet these important safety requirements.



## Garbage and Bulk Pickup: Let's Keep Baywood Village II Clean!

Help us maintain a clean and beautiful community by properly disposing of garbage. All trash should be placed inside the bins. If a bin is full, please hold onto your garbage until it is emptied or take it to another nearby dumpster, rather than leaving it on the ground where it can attract raccoons and other pests. While this might be a slight inconvenience, your cooperation helps ensure a cleaner, healthier environment for everyone.

We also ask that you avoid sending children to handle this task, as they may struggle to reach and properly dispose of trash in the bins, which can lead to items being left outside. **For bulk pickup, items should only be placed outside on Wednesday evening, the night before collection on Thursday.** Please remember that bulk pickup is not intended for TV boxes, construction debris, or regular trash. Let's all do our part to keep Baywood Village II looking its best!

## Stay Informed and Protect Your Property: Register for Owner Alert!

- Owner Alert is a free service that helps protect your property from potential fraud or scams. You'll receive a notification if the Broward County Property Appraiser (BCPA) processes a document that changes the ownership of your property. If you haven't registered yet, we encourage you to do so today by visiting <https://bcpa.net>.

## Holidays Traditional Receipts

Brazilian Rabanada (Christmas French Toast)

Rabanada is a classic Brazilian dessert served during Christmas. It's quick, delicious, and perfect for the holidays!

### Ingredients:

- 1 baguette, sliced into 1-inch rounds (day-old bread works best)
- 2 cups milk
- 1/2 cup sweetened condensed milk
- 2 eggs, beaten
- 1/2 cup sugar
- 1 tsp cinnamon
- Vegetable oil for frying

### Instructions:

- Mix the milk and sweetened condensed milk in a bowl.
- Dip each bread slice into the milk mixture (let the bread hang in there for a few seconds per side), then coat with the beaten eggs.
- Fry in hot oil until golden brown.
- Mix sugar and cinnamon in a bowl and coat the fried slices while warm.

Serve your Rabanada warm or chilled for a sweet Christmas treat!

