

August 04, 2024

Exciting Community Upgrades in Progress!

Dear Community Members,

We are pleased to share the latest enhancements to our Baywatch community. Your HOA Board has been working diligently to enhance both the aesthetics and functionality of our shared spaces. This communication reflects our dedication to keeping you informed about our actions on your behalf. Please find below a summary of our completed and upcoming community improvement projects for the months of July and August.

COMMUNITY-WIDE ASPHALT REPAIRS

- **Phase Two:** To be completed on September 19th and 20th. We will share new updates as they become available. For more details, please visit the Official Baywatch Website and click on the Baywatch News Tab: (<http://officialbaywatchtownhomes.com>)
- **Phase One:** Completed on July 24th - July 26th.

Summary: The Board's successful renegotiation of the asphalt contract has yielded significant savings for the HOA. After thorough analysis and confirmation from City Paving Services, it was determined that the Baywatch Road base, compacted over 40 years, would not support a four-inch asphalt layer using lightweight mini rollers. A two-inch layer proved to be the most cost-effective and practical solution. While a four-inch layer would have cost \$400,000, the two-inch layer cost was at \$200,000. Grading revealed an average soil depth of only 2.25 inches, making a four-inch layer unnecessary and wasteful spending of an additional \$200,000.

It is worth noting that, per City Paving Services, our streets have a crown shape for drainage. In other words, the height is higher in the middle of the street than the sides so the water can easily drain off.

FRONT GATE UPGRADES

You may have already noticed the following upgrades and Improvements:

- Main monument Baywatch sign Upgrade. ([see photo](#))
- New enlarged and more readable street address on the side of the front gate. ([see photo](#))
- Directional sign for delivery drivers. ([see photo](#))

PENDING FRONT GATE UPGRADES

- **Front Kiosk Upgrade:** We are currently in the design phase for the kiosk upgrade, aiming for completion by the end of August. A professional design firm is being consulted and a community survey will be conducted to gather feedback on the final versions before a final decision is made by the board.
- **Front Gate Color Upgrade:** The front gate will be restored to its original, award-winning White finish from the Baywatch Color palette. We will share the project timeline with the community when it becomes available.

These improvements are designed to enhance both the aesthetics and functionality of our community entrance, thereby increasing our home values.

LANDSCAPING UPDATE

GD Brothers will be soon enhancing the landscaping around the front gate with the addition of new flowers. This initiative will address the current plants that have been damaged and dried out because of the recent pavement construction activities and heat wave. This upgrade aims to restore the vibrant look of our entrance and ensure that the area remains welcoming for all residents. We appreciate your patience as we work to refresh our landscaping.

UPCOMING BOARD ELECTIONS – AUGUST 14th, 2024

You should have received your mail-in ballot. Please participate in the upcoming Baywatch election on August 14th, 2024. Your vote is your voice. Please vote!

Voting Details:

* **Mail-In Ballots:** Must be mailed by August 5th to allow sufficient delivery time.

* **In-Person Voting:** Bring your ballot to the pool area on **August 14th before 6:55 pm.**

Votes submitted after 7:00 pm, will not be counted.

* **Board Positions:** There are three open board positions with six candidates running. Please carefully review each candidate's statement and follow the instructions on the voting envelope to ensure your vote is counted and not disregarded due to technical errors.

* **Ballot Distribution:** You will receive your mail-in ballots 30 days before the election date or sooner. Your packet will include voting instructions and each candidate's statement of purpose for running.

DISREGARDING RUMORS

We also ask all residents to disregard rumors and gossip that is being spread by a handful of individuals through the unofficial channels to only further divide our community. For the most recent and accurate news and updates, please contact [Bryant Sanchez](#) at [Optimum](#) or visit [The Baywatch Website](#) and click the Baywatch News tab.

Thank you for your ongoing support and for helping to create a vibrant, united, and thriving Baywatch together.

Baywatch Board of Directors