



Banyan Woods News

Provided by the Master Association

ISSUE 13

Spring 2009

Banyan Woods Master Assoc.

Board of Directors

President	Eric Watler
Vice President	Gary Crisci
Treasurer	Kyle Williamson
Secretary	Tom Swift
Director	Bill Fitzpatrick
Director	Kim Hill
Director	Robert Lashenka

2009 Banyan Woods Annual Meeting

The meeting was held Thursday March 19th at the Banyan Woods Clubhouse. Although we did not have an official meeting due to lack of attendance and no quorum, we did have an informal compliment and complaint session. One issue that concerned several residents were the ducks landing on the pool cages causing damage and unwanted debris in the pools and lanai's. So please don't feed the ducks as this will only increase their population and cause possible health concerns. By feeding the feral cats we have in the neighborhood, this attracts them from surrounding areas also resulting in increased population, nuisance and possible health concerns.

Please take note of a new board member in the list to the left. Bob Lashenka was appointed to the board to replace Tony Duca who had to resign because of time constraints. We would like to thank Tony for his contribution to the community and welcome Bob to the board.

MANAGEMENT CONTACT

Master Association &
Reserve II

Association Consulting & Management
Services

Phone 239-598-9977 Fax 239- 598-9987

Biff Pearson, CAM Manager

E-mail biff@managepros.net

Reserve I

Benson Management
263-1577

BANYAN WOODS SAFETY

Residents Slow Down. Your reaction time may not be quick enough to avoid children at school bus pick-up and drop off (flashing lights means STOP), walkers and pets. A few months ago a dog running loose on Rustic Oaks was hit by a car. You cannot take back any such event whether it be on an emotional, legal liability or financial standpoint so slow down.

Be Vigilant Make sure your homes and vehicles are secure whether in town or out of town. Report any suspicious activity to the Sheriff's Office at 239-597-1607.

Bar Code Update

With the intent of keeping the amenities at Banyan Woods up to date, the Board of Directors has installed a barcode access system to replace the remote control system at the front and rear gates.

This change will be occurring over the next week. Your remote control devices will continue to work until the end of April. You may pick up bar codes at the clubhouse any Tuesday morning between 10am and Noon.

When you come to pick up your barcodes the following information will be needed: Name, address, telephone number, description of the vehicle and license plate number for the vehicle. A form asking for this information will be provided. This change will not affect your punch code at the front gate .

BANYAN WOODS MASTER ASSOCIATION

Board of Directors Meetings

Are held on the **THIRD
Thursday of Each Month**

4:00 p.m. @ The Clubhouse

**All Property Owners in Good
Standing are welcome to attend.**



COURTEOUS NEIGHBOR REMINDERS

Fitness Room Etiquette

1. Please be mindful of the Fitness Center especially when you are the last user leaving, and TURN OFF lights.
2. Place equipment back to its original spot as there is no "Gym Mom" to come in and pick up after users.
3. Place any disposables in trash bins.
4. Make sure the door is closed tight when leaving.
5. Close any windows you open, and if you are the only one there close any windows you see open.

Report anything out of the ordinary to ACMS property manager at 598-9977. Residents safety is important so please never permit access to another person especially if someone is trying to enter the Fitness Center and does not have a swipe card or has a swipe card that does not work.

Pets

Remember to pick up after your pet so we don't have to get code enforcement involved. This will help to prevent the spread of diseases and illness along with being courteous. Ensure your pet has proper identification and contact information in case they get loose. We've had several instances with lost animals roaming the neighborhood with one being hit by a car. All pets must be leashed when outside of residence.

ON ANOTHER NOTE

LOSS OF AMENITIES

The Fitness Center is available to residents in good standing and registered approved tenants. Any household that is over 30 days delinquent with their HOA dues will not be permitted to utilize the Common Area Facilities including the Fitness Center and any swipe cards previously issued are/or will be invalidated. Please direct any questions regarding this matter to property managers .

ADDRESS CHANGE

Homeowners please remember it is your responsibility to update your mailing address and phone number with the association. If you need to update please contact ACMS (property manager) and Benson KT, if Reserve I condo owner, as posted on page one. You may call ACMS at 239.598.9977 or email to info@managepros.net.

RESERVE II is now managed by ACMS, so homeowners may call Biff at 598-9977 with problems.



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Get Ready For Hurricane Season

Trim the coconut palms and other trees that will drop small branches and other projectiles during a storm. Take a stroll around your yard one evening to identify what needs trimming. Call your landscaper before he gets too busy in May and June to take care of potential problems.

The following link may be helpful to any 'Do it yourselfers' or just to expand your knowledge base.

<http://edis.ifas.ufl.edu/>

MAINTENANCE REMINDERS

ROOF CLEANING

TIME TO REMOVE THE MOLD AND MILDEW FROM YOUR ROOF AND HOME EXTERIOR. ASK YOUR VENDOR IF HE CAN RECOMMEND AN ENVIRONMENTALLY SAFE CLEANING AGENT THAT WON'T HARM THE LANDSCAPING.

The Notice Board at the Front Gate Entrance is available for owners in Good Standing to post announcements. Contact the manager at ACMS 598-9977 or biff@managepros.net for further inquiries.



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Did you know the Banyan Woods website has meeting minutes and past newsletters, plus other forms and documents you may need someday.

Check it out at www.banyanwoodshoa.org

Update your e-mail address by sending an e-mail to info@managepros.net as the next newsletter will be delivered by e-mail

SOCIAL ACTIVITIES

Hope the participants of the Easter egg hunt enjoyed the event. As these young individuals mature, let's hope they remember Banyan Woods as a nice place to grow up!





Master HOA Association has a website with
Community Information/Forms.

The Web Site Address is
www.BanyanWoodsHOA.org

Directory Update, we are trying to update the Community 2009 Directory. Please contact the manager at biff@managepros.net if you would like to participate or update your existing information. Please include your pet's information so they can be easily identified if they get loose. Form can be found at www.BanyanWoodsHOA.org

Banyan Woods Master Association

c/o Association Consulting and Management Services

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