President’s Report

Hope everyone is enjoying this beautiful weather, (even though we need rain) and had an enjoyable season.

At the annual Members meeting on March 30, 2017, the election of the Board of Directors (2 positions) took place. I would like to congratulate Diana Kaufman and Steve Seftenberg on their election to another 2 year term. The following are your officers/Board of Directors for 2017-2018:

President—Howard Berman
Vice-President—Marion Holloway
Vice-President—Diana Kaufman
Secretary—Steve Seftenberg
Treasurer—Gail Saunders

I would like to thank all of the residents—both “old” and new who attended the meeting.

The first “30 Days” of “my” Presidency—

1. According to MMI (as of 4/27/17), the amendments to our Declaration concerning the definition of our front yards and the landscape issue passed by a large margin—Article I, 122 yes, 14 no (90%) and Article VI, 121 yes, 17 no (88%). The amendments will be recorded with the Palm Beach County Clerk’s Office. Thank you to everyone who was involved in this issue and to the residents for their support.

2. An approved plant list has been voted upon by the Board and is on the Bear Island website—BearIsland.us, as well as with MMI.
Just to reiterate—if you need/desire to replace/remove any landscaping from the approved plant list in your front yard, you still need to fill out an ACC application for approval.

3. At its April 13, 2017, monthly board meeting, the Board unanimously (4-0) voted to amend Rule 24 of Article III of the Rules, Regulations and Reminders of Courtesy for Bear Island Homeowners Association concerning the necessity to garage your pickup trucks (except the pickup trucks that are grandfathered until replaced). Residents who own grandfathered pickup trucks must register them and their VINs with MMI. The rule becomes effective May 1, 2017.

4. Bids have been received from 3 contractors concerning the replacement of our irrigation system. We want to make sure the bids are “apples to apples”. The Board will be reviewing the bids and hopefully make a decision by our May 10th monthly meeting so that the process for replacing the equipment can begin. Our system is 30 years old and hopefully the new system will use less energy.

5. The gatehouse renovation is also in the planning process, beginning with the signing of a contract for a new roof.

A couple of reminders—hopefully we will begin the “rainy” season but right now we are in drought–like conditions. Please conserve water when possible—limit hosing down your driveways or homes.

If we do get rain, please try to keep the drains free of leaves and debris so that water can drain freely.

Also, if doing any exterior improvements—painting, landscaping, new windows, swimming pools, etc.—you need to file an ACC application first for approval. One of the reasons for this is to make sure that if there is any damage done to the common areas or neighbors’ property, the homeowner/contractor will be responsible.

Again, as I mentioned at the annual meeting, I would like to thank our hard-working Board and all the volunteers who are serving on our committees to help make Bear Island a very desirable community to live in. A special thanks to Pat Miclan, chair of ACC, for her time in helping with landscape issues and working with our landscaper and our consultants in preparing the approved plant list. Other kudos to Steve Seftenberg for his recording of the minutes and helping me with the preparation of our documents, Gail Saunders for her time working on the landscaping (plant list)/irrigation issues and the renovation of the gatehouse, Marion Holloway for the long-range landscape and tree issues, and Diana Kaufman for the newsletters and website.
Even though we have a good Board, it is hard at times to get a consensus, so I am going to have to issue Executive Orders to our homeowners and residents—

(1) have a safe and enjoyable Spring and Summer,
(2) drive safely if going up North, and
(3) stay healthy.

Howard C. Berman  
President, Bear Island Board of Directors  
April, 2017

**Water Use Catch 22 for Bear Island?**

Even though Bear Island uses water from its lakes (takes from our aquifers) for irrigation, we are subject to Palm Beach County rules as to water usage. Currently, the only restriction is that neither the Association landscaper nor Bear Island residents can use water for irrigation between 10 A. M. and 4 P. M. Bear Island residents in even-numbered homes may use potable/drinkable water on Tuesdays, Thursdays and Sundays while residents in odd-numbered homes may use potable/drinkable water on Mondays, Wednesdays and Saturdays. New landscaping can be watered (except between 10 A. M. and 4 P. M.) every day except Friday for the first 30 days. For the next 60 days, it can be watered every day except Tuesday, Friday and Sunday. **Please conserve water!**

Steve Seftenberg

**Robellini palms in Bear Island**

Our community is fortunate to include many beautiful Robellini palms in the landscape. As we revise our landscape and maintenance going forward, I’d like to address the maintenance of these palms.

I’ve noticed that some of our palms are being over pruned to look like “feather dusters”. While some may like this visually, it is unhealthy for the palm. A properly pruned palm should have a round canopy. As the bottom leaves begin to yellow, the nutrients in them are being transferred back into the palm to nourish it. It is recommended that these leaves not be removed before they are at least 75% yellow. To remove them sooner deprives the palm of nutrients. The palm then draws the nutrients from other healthy leaves causing a decline in overall health. Also, the over pruning makes the younger leaves more vulnerable to wind damage which can cause the top of the palm to snap off in heavy windstorms.
With this information in mind, we should be trimming our Robellini palms only two or three times a year. This, along with proper fertilization two or three times a year, will give us healthy, beautiful palms for years to come.

Pat McClean, ACC Chair

Editor’s Notes:

First off, I would like to thank the residents who voted for me as a director for another two years. As director and communications chair, keeping all residents apprised of meetings, events and activities that are going on in our community is my main job. So please check our website bearisland.us for announcements, as well as, the gate house notice board. We also have a message board by the lake. Residents may use this as well.

In a few months the gate house will be renovated. Surveys, drawings and permits are in process. The roof is scheduled for replacement in the next few weeks. The renovations will include: new impact windows and sliding doors, flooring, bathroom fixtures including the commode and sink, flooring, as well as, upgraded electrical and a new computer. During this time a temporary gate house will be used, and the traffic pattern changed. Please be patient and understand this will only be for a 4 to 5 week period. Thank you in advance for your cooperation.

Our 2017 plant list is now on our website. For your convenience it appears in “Recent News” and in the ACC forms list. When you are completing your ACC form for landscaping please refer to this new list for choosing HOA approved plants that will be maintained by our landscaper. Please note that Areca palms attract snakes and rats, and are not allowed, and will not be maintained by Florida Image.

Also, please note that this is maternity season for bats and alligators. Please keep your distance if you see an alligator and keep pets on leashes and away from our ponds. The season started April 16 and lasts through Aug. 14. As you are aware, Bear Island now has a “bat house” which, according to the Florida Fish and Wildlife Conservation Commission, encourages communities to establish these “houses”. Bats are beneficial to our community because they consume insects that cause the Zika virus and pests that damage agricultural crops. (Florida Weekly-4/20/2017)

Also, new members of the neighborhood include the Jesus lizard who eats baby frogs and other insects (a good thing), and black snakes, possibly the eastern indigo (wikipedia.com). These also eat insects and are not
poisonous. Please do not feed our old friends the raccoons. Many are on the prowl at the moment.

In September we are again starting our fund raiser for holiday lighting. Stay tuned for further info.

Diana Kaufman, Communication Chair

**TREES AND GRASS—NATURE’S COMPETITORS!**
(This is an informational piece written by our own landscaper, Scott Reiter of Florida Image.)

The following summary will dissect this often misunderstood marriage into two categories: Why trees and turf (grass) struggle to co-exist and methods for managing an equilibrium between the two.

**Why Trees & Turf Grasses Struggle to Co-Exist**
Trees and grasses are two very different plant types which, in nature, tend to grow in exclusive environments consisting of similar plant types (i.e. grasslands, prairies and forests).

Typical urban landscapes tend to be an unnatural setting within which these two plant types are combined and then expected to perform just as they do in their natural settings. Below are twelve (12) reasons why this is an unrealistic expectation:

- **Tree Root Zone:** Tree roots are usually found within the upper 2-3 feet of soil, however the majority of fibrous roots that obtain water and nutrients from the soil are located within the top 6" of soil. Grass species happen to share this same 6" of soil where most of the nutrients and water are stored.

- **Root Growth:** Grass species have extensive root systems within the upper 6" of soil and tend to respond more quickly and colonize more rapidly than tree roots can.

- **Nutrient Use:** Studies have shown that grass species will utilize most of the available nitrogen applied to the soil, leaving little for tree growth.

- **Limited Soil Moisture:** Both trees and turf grasses require large amounts of water and end up competing for the same available soil moisture.

- **Air Circulation:** Trees reduce air circulation in and around turf grasses increasing humidity and conditions favorable for turf diseases.

- **Reduction of Sunlight:** Trees significantly impact the quantity and duration of light available for healthy turf grass growth. Some species of trees create more shade and have larger canopies than others.

- **Quality of Sunlight:** The leaves within a tree canopy absorb the violet/blue and orange/red light wavelengths leaving the green/yellow light wavelengths behind. This effectively leaves the grass without the most photosynthetically active
wavelengths that are so important for turf growth. This results in focused growth of leaf blades with little root growth.

- **Allelopathy**: In contrast to competition for available resources, some plants actually release chemicals (through the soil, air, or through leaf drop) that inhibit the growth or germination of other plant species. One example of a plant that competes in this fashion is the walnut tree.

- **Slowing of Germination and Development**: Turf grasses have been shown to inhibit the growth of seedlings and young trees when compared to trees not surrounded by turf. This occurs not only due to competition but also because of chemical suppression.

- **Differing Water Requirements**: Turf grasses and trees both need large amounts of water, however, the rates of application are very different. Turf grasses are irrigated more frequently than trees need to or should be. This results in shallow tree roots which cannot reach deeper water resources, may not be structurally sound enough to support the tree canopy and are often damaged by maintenance vehicles, opening the door for disease and infestations.

- **Mechanical Damage**: In addition to root damage from mechanical equipment, when grass is located near trees, the trunks quite often are injured with mowers and string trimmers. Severe damage to the cambium layer just below the bark can cause long-term health issues and even death.

- **Herbicides**: Turf grasses are often sprayed with broadleaf herbicides to discourage the growth of weedy plant species. Overspray of these herbicides can adversely affect and even kill a tree.

### Methods for Managing an Equilibrium Between Trees & Turf Grasses

Despite the fact that these two plant types are so different and compete fiercely for the same resources, they can both be incorporated into our urban landscapes effectively. The key is to make their urban environments resemble their natural environments a little more closely.

- **Landscape Design**: If possible the landscape should be designed from the beginning with thought given specifically to appropriate sun loving or shade tolerant grass species, trees with open/airy canopies, shade patterns caused by the trees, locations of trees in relation to open turf grass areas, proximity of turf grass to dripline of trees and distance between trees. The design should attempt to create as many exclusive environments as possible, minimizing overlap of conflicting plant types.

- **Long-term Maintenance**: The key to long-term maintenance, limiting the conflict between trees and turf, is to mulch around the trees. Ideally a 12-15 foot radius around the trunk or the entire dripline area should be mulched. This minimizes the amount of turf under the canopy of the tree and any of the issues that come along with turf grass competition.

- **Plant Health Care Programs (PHC)**: The idea of a comprehensive plant health care program rather than just a maintenance program is based on maintaining the landscape as a whole for the benefit of each of its parts. In essence the maintenance of the landscape should focus on eliminating conflicts between
plant types. Mulching under trees, limiting turf areas to active recreation locations and adjusting timing and extent of chemical use are all examples of items that may be included in a PHC program.

Scott Reiter, FL Image Landscaping, Inc.
President of the Atlantic Coast Chapter of the Florida Landscape Management Association.

Property Manager’s Report

1. **Gatehouse Etiquette:**
Your Gate Attendants are hard working, diligent men doing their best to screen incoming guests, vendors, homeowners and City vehicles. It is important to remember if the waiting queue backs up onto Village Boulevard; the Gate Attendants have instructions to allow vehicles in to the Community to alleviate the back-up.

2. **Gate Information Updates:**
Please keep the entry gate and MMI informed of changes to your information. You should add or remove vendors, permanent guests, and add, remove or change home phone numbers. Please make sure your guest lists are up to date. Delete those people you do not wish to grant permanent access. The form is available from MMI or your website [www.bearisland.us](http://www.bearisland.us). **Bear Island has a voice mail update feature allowing home owners to receive telephone voice mail in the event of an emergency.** Forms are available on line or from our office.

3. **Selling or Leasing your Home?**
There is a new form to fill out should you desire to sell or lease your home. It grants specific permission to your real estate agent when showing or managing your home. The form is available from MMI or your website [www.bearisland.us](http://www.bearisland.us) or at the Gate House. **It is important to remember if an owner is delinquent in his or her dues or if there are outstanding violations on the property the Board has the right to refuse to grant approval for a sale or lease. Remember For Sale Signs are not allowed.**

4. **Entry Transponders**
Transponders are not transferable between vehicles, therefore, owners purchasing a new vehicle and new homeowners need to apply for a new transponder and advise MMI of the old transponder that needs to be deactivated. New transponders are available at $35.00. For those vehicles with metallic windshields, (600 series Mercedes and 700 series BMW’s to name a few) a front remote license plate transponder is available for purchase at $75.00. Forms are available at [www.bearisland.us](http://www.bearisland.us) or at the Gate House. If you wish to order a transponder over the phone, please contact MMI at 561-686-7818.
5. **Bulk Waste:**
Remember Bulk Waste and landscaping debris may not be placed at the curb prior to 5 PM the day before pick-up. The pile may not exceed the approximate size of a small refrigerator. Any questions please feel free to contact the Sanitation Department for West Palm Beach at 561-822-2075.

6. **Vendor and Parking Rules:**
**Just a reminder:** vendors or people working on your home must be off the property by 6:00 pm, unless it is an emergency. An emergency is defined as not having air conditioning when the temperature is above 80 degrees, having no heat when the temperature drops below 65 degrees, if you have no electricity or if you have a leak in your plumbing.

7. **Pets:**
Pets must be kept on a leash and under control at all times. Remember to pick up after your pet and dispose of pet waste properly. Pet waste can transmit disease. The City of West Palm Beach has an Anti-Tether Law, pets may not be tethered outside unaccompanied by a person.

8. **Crime Prevention:**
Do not leave bait for criminals visible in your car. “Move it or Lose it” is the motto of The West Palm Beach Police Department. One neat trick I learned from the Police Department is: Should you hear someone suspicious outside your home at night, simply press your panic button on your vehicle key fob, it will scare anyone away! Then immediately call the Police. The Board of Directors are also urging all home owners to leave your exterior lights between dusk and dawn to thwart criminal activity. It is a known fact that lights alone can prevent most burglaries and thefts.

9. **Household Hazardous Waste Disposal**
Almost every home has some type of chemical product that can be hazardous if not used, stored, or disposed of properly. Pesticides, cleaning products, solvents, pool chemicals, paint, used oil, and propane cylinders are just a few examples.

When they are no longer needed or usable we refer to them as "Household Hazardous Waste", or HHW for short. Anywhere along the disposal route HHW can present a threat to the public, solid waste workers, and the environment if not properly disposed. Residents are encouraged to separate HHW from their household garbage and dispose of it at an appropriate facility. Call 561-697-2700 for additional information.
From the ADT Community Program Newsletter:

Senior Safety tips

Small lifestyle changes can make a big difference for today’s active seniors. ADT has help for seniors and tips for senior safety and security. Here are a few home safety tips for living healthy and staying safe:

1. Lifting too much weight could result in injury. Ask for help when moving heavy objects.
2. Never store temperature-sensitive medication in the glove compartment or trunk of a car.
3. Always leave the light on when giving or taking medicines to prevent a mix up.
4. Keep necessary medication and prescriptions in your carry-on luggage when traveling.
5. Put a security whistle on your key ring and don’t be afraid to use it if threatened.
6. To help prevent falls, use no-slip lining under rugs to keep them from moving around.
7. Regular exercise can help improve balance and coordination, which can in turn help prevent falls.
8. Help lower your heart disease risk with an active lifestyle and by monitoring blood pressure & cholesterol levels.

9. ADT offers multiple options for two-way voice personal, emergency response systems for home and on-the-go using GPS technology. Our waterproof pendant can be used in the shower and in the pool.

ADT, EILEEN ARBULY, COMMUNITY ASSOCIATION LIAISON, 954-547-6894, EARBULUL@ADT.COM.

Contact Eileen for any info regarding your alarm and personal emergency systems.

Reminders:
Our next regular monthly meeting is on May 10, 2017, at Bear Lakes CC at 5 pm.
Our monthly maintenance fee is due on July 1, 2017.

Everyone, please have a safe and enjoyable summer season!🌞