



BAY CITY MANUFACTURED HOME OWNERS ASSOCIATION

Registered HOA with the State of Delaware, Relocation Trust Authority

**Volume 2 Issue 2 Bay City Manufactured Home Owners Association April 2, 2010**

## **Board of Director's MESSAGE –**

In our last newsletter dated February 28, 2010, we mailed the Bay City Community Guidelines to everyone in the park. These are Guidelines that are created by our landowner, Janet Oliva of Bay City Inc, and affect all of the residents of Bay City regardless of whether you are full time or part time residents. In one of our regular meetings with Janet, she felt it was important that everyone know about these Guidelines. She also wanted everyone to have the opportunity to give feedback. So we volunteered to communicate the information. These guidelines apply to you, a resident of Bay City. Not just your neighbor, but everyone. So when Janet does enforce the guidelines, she is not considered arbitrary and capricious. These Guidelines are extremely important to review and give your feedback. Your lease and these Guidelines are where you would receive any violation notices from the landlord. Four violations notices within a 12 month time frame are cause to not have your lease renewed, so please read the information!

This is a great opportunity for you to be involved in creating your parks Guidelines. Our landlord is asking for your input. If you have any concerns on the Guidelines, please see the attached form to complete and mail back to us by April 24, 2010. If you have a concern about a particular item, please add those concerns along with a recommendation or suggestion to maybe address the concern you may have.

This is your only opportunity to express your concerns for these Guidelines. We did extend the invitation to the other HOA, but they will meet with Janet to give their own feedback for the residents. We felt it was more important for everyone to be notified and to give their own feedback. Janet has stated once this process is done, the Guidelines will be distributed to everyone and will be in affect after her 60 days notice. These will be the Guidelines for a number of years. If you do not communicate your concerns, you will miss your opportunity to be a part of the process to be included.

Thank you.

Eddie Swan  
President/BOD  
Bay City Manufactured Home  
Owners Association (BCMHOA)  
(302) 945-3700  
[eddie.swan@verizon.net](mailto:eddie.swan@verizon.net)

Pat Weyl  
Vice President/BOD  
Bay City Manufactured Home  
Owners Association (BCMHOA)  
(302) 836-9395  
[paweyl@verizon.net](mailto:paweyl@verizon.net)

**BAY CITY COMMUNITY GUIDELINES FEEDBACK FORM**

**Name:** \_\_\_\_\_

**Bay City Addr:** \_\_\_\_\_

**Contact #** \_\_\_\_\_

**Concern:**

# \_\_\_\_\_

# \_\_\_\_\_

# \_\_\_\_\_

# \_\_\_\_\_

\_\_\_\_\_

**Feedback/Suggestion:**

# \_\_\_\_\_

\_\_\_\_\_

# \_\_\_\_\_

\_\_\_\_\_

# \_\_\_\_\_

\_\_\_\_\_

# \_\_\_\_\_

\_\_\_\_\_

Return completed form to: **BCMHOA**  
By **April 24, 2010**      **C/O Tax Plus Inc.**  
   **32369 Long Neck Road**  
   **Suite 13**  
   **Millsboro, DE 19966**

**Please attach additional sheets if necessary.**

**BAY CITY MANUFACTURED HOME OWNERS ASSOCIATION**

**Membership Application Fiscal Year 2009-2010**

**Annual Dues \$20.00**

**Full Name:** \_\_\_\_\_

**Bay City Address:** \_\_\_\_\_

**Phone:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**(IF EMAIL ADDRESS IS INCLUDED THE NEWSLETTER WILL BE EMAILED TO YOU)**

**IF NOT A FULL TIME RESIDENT, PLEASE INCLUDE:**

**Home address:** \_\_\_\_\_

**State:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Phone:** \_\_\_\_\_

**Would you be interested in serving your community by participating on any of the following committees?**

***Legislative/Legal ( ) Fundraising ( ) By-Laws ( ) Social Activities ( )***

***Communication/Newsletter ( ) Nominating/Elections ( )***

***HB 504 (now section 7026 of Title 25 Chapter 70 ( )***

***(Earmarked donations are accepted for Legal Fund and the 7026 Fund)***

**Mailing Preference (circle one) Bay City Address or Home Address**

**Please make check payable to: “BCMHOA”**

**Mail to or drop off:** BCMHOA  
c/o Tax Plus, Inc.  
32369 Long Neck Road  
#13  
Millsboro, DE 19966

BCMHOA  
C/O Tax Plus Inc.  
32369 Long Neck Road  
Suite 13  
Millsboro, DE 19966

**BAY CITY MANUFACTURED HOME OWNERS ASSOCIATION**  
**MISSION STATEMENT**

*To inform and educate the residents of Bay City on issues pertaining to manufactured housing thereby promoting support for our tenant's rights. To share knowledge and experience to help advance the quality, health, safety and standards for all Bay City manufactured home owners. To work with our state advocacy group DMHOA, our State Legislature, and other agencies to protect the rights of our tenants along with presenting their needs and concerns as a manufactured housing resident. To act as a liaison between residents and management on issues affecting the well being of Bay City residents and to promote a sense of community.*