



Community Update

August 21st, 2026

Landscape Update

Four of five mowing days were completed this week, however one day was missed due to wet ground conditions. The 21st mowing week will begin on Monday, August 24th (weather permitting).

The next round of pruning is in progress. During this round, Sullivan's will be pruning slightly more off mature shrubs than in past pruning cycles. This will occur in older neighborhood sections where shrubs have reached full maturity. This is referred to as a 'hard prune' and will help manage the overall size of mature shrubs. If you have questions specific to your property, or if you would like to discuss the pruning techniques with Sullivan's prior to the next pruning cycle, please submit a TownSq request so that we may arrange this.

Dog Park Maintenance

Please be aware that the community dog park will be closed beginning Tuesday, August 25, for maintenance and clean up by Sullivan's. We expect the dog park to be re-opened by the end of the day on Wednesday, August 26 and we will post an announcement when it is re-opened.

Update on Road Crack Sealing

Crack sealing has been completed on the roads in The Shoals as well as Aster Way and Dogwood Way. The next road will be Azalea Ave. The contractor needs the roads to be dry for the product to cure and is watching the weather closely to decide when it is appropriate to work. We anticipate that work will take place early next week. For roads directly adjacent to the Sun Ridge pool, work will cease by 10:30AM so as not to impact traffic.

Fall Aeration & Overseeding Offer from Sullivan's

The flyer pictured below this announcement provides pricing options from Sullivan's for fall aeration and overseeding. If you are interested in these services on your property, please contact Sullivan's directly at info@sullivanlandscaping.com or [302-335-5317](tel:302-335-5317).

Irrigation Update

Irrigation throughout the entire community is on a rain delay (i.e. temporarily turned off) due to the precipitation we have received. The normal operating schedule is set to 3-days per week, heavily dependent on weather conditions and rainfall. During the past week, the irrigation team has been focused on identifying areas that are too wet and adjusting them as needed.

How to Request Landscape or Irrigation Maintenance Service

If you have a landscape or irrigation maintenance request, you must contact the Legum & Norman property management office to place the request. The property management team will create a work order for Sullivan's team to respond to. To ensure that requests are addressed timely and flow through the proper channels, please submit maintenance requests on TownSq or by calling the property management office at [302-988-2389](tel:302-988-2389).

Sod and New Plant Schedules

If you are installing new sod or plants at your home that will require additional water, kindly notify the property management office one week in advance so that Sullivan's can receive advance notice. This will help ensure that new sod and plants receive water right away. Due to the high volume of requests and community irrigation needs that Sullivan's must prioritize, we cannot guarantee that additional watering requests made less than one week in advance can be accommodated.

Community Website Spotlight

We encourage you to visit our new community website at www.baysidecompass.com. The website was designed to be a helpful resource for owners as well as renters and guests of Bayside. The site provides easy access to information on community policies, events, and important contact information. It also allows for easy navigation to other Bayside-related websites like TownSq and LiveBayside.

Compactor Update

If you have not yet submitted a request to obtain PIN access the compactors on West Sand Cove, you may click the following link to submit: <https://forms.gle/KistimZ2TXdvgT287>

Please be aware that homeowners with past due balances on their HOA account greater than 60 days will not be issued a PIN until the account is brought current.

Rental Reminder

If you list your property for rent, please be aware that the HOA rules require you to keep your HOA account in good standing. If an HOA account becomes delinquent greater than 60 days, the homeowner agrees not to rent their property and will be subject to fines of \$1,000 per day if it is determined that the property is continuing to be rented.

Trash & Recycling Reminder

The next curbside collection will take place on Monday, August 24th and will be trash & recycling. Please place containers by the curb no sooner than 6:00PM the night before pick-up and no later than 6:00AM the day of pick up. *A friendly reminder to break down and cut up cardboard boxes when placing items out for residential collection and when using the community compactors. The trash and recycling compactors are scheduled to be emptied every Friday.*

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Safety & Security Corner – USTASC is on-site daily from 6:00PM to 2:00AM and can be reached at [888-813-4434](tel:888-813-4434). If a security concern arises outside of these hours, we encourage residents to contact Delaware State Police at [302-855-2980](tel:302-855-2980). For emergencies, always call 911.

Legum & Norman Hours: Monday – Friday from 8:30AM – 5:00PM. Our phone number is [302-988-2389](tel:302-988-2389). Office location: 37458 Lion Dr Unit 7, Selbyville DE 19975.

HOA Emergency Maintenance Service (outside of regular business hours) – [410-524-5577](tel:410-524-5577)

Condo Association Management Agent: First Service Residential – [1-800-870-0010](tel:1-800-870-0010)



1920 Bay Road, Milford, DE 19963 ● (302)335-5317 ● info@sullivanlandscaping.com

2026 Bayside Aeration and Overseeding Services

Standard Service

- Single pass aeration
- 3 lbs of seed / 1,000 sq ft
- Starter Fertilizer
- Irrigation heads will be marked

Standard
starting at
\$450

GOOD!

Premium Service

- Double pass aeration
- 6 lbs of seed / 1,000 sq ft
- Starter Fertilizer
- Irrigation heads will be marked

Premium
starting at
\$650

BETTER!

Elite Service

- Double pass aeration
- 6 lbs of seed / 1,000 sq ft
- Starter Fertilizer
- Irrigation heads will be marked
- 1/8" of compost topdressing applied

Elite
starting at
\$1045

BEST!

*Prices are based on square footage, all services must be paid in full prior to service. Call today for a proposal! (302)335-5317