



Community Update

September 4th, 2026

Open Board Meeting Reminder

The next open Board meeting will be held on Thursday, September 10, at 1:00PM. The location will be the Roxana Fire Hall at 35943 Zion Church Rd, Frankford, DE 19945. If you are unable to attend in person, you can register for the webinar by clicking the following link: <https://attendee.gotowebinar.com/register/9213152529297680214>

Topics on the meeting agenda include updates from the Trash Compactor Working Group, an update on the HOA policies related to Townhome Roofs, and an update on the upcoming road project to address standing water at six intersections in the community. The full agenda can be found below this announcement.

Upcoming Concrete Sidewalk & Curb Replacements

A contractor working for the HOA will be replacing concrete sidewalks and curbs throughout the development beginning September 15th. The project is expected to last several weeks. Many of the sidewalks being replaced have become uneven due to settlement or tree root issues. Please be cautious when walking in the community.

Landscape Update

All areas of the community were mowed this week. Sullivan's Landscaping will be closed on Monday, September 7, for Labor Day.

The fourth turf treatment of the year will be applied in mid-September. This is a granular fertilizer for nutrient replenishment, consisting of a 16-0-5 and containing biosolids as the filler to add organic matter and micronutrients. The treatment does not contain pesticides. Sullivan's will place treatment flags on street corners and common areas on the day of treatment.

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. This may result in bare spots in the shrubs after pruning, however the expectation is that the shrubs will leaf back out during the next growing season. If you have questions specific to your property, or if you would like to discuss the

pruning techniques with Sullivan's prior to pruning, please submit a TownSq request so that we may arrange this.

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.

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 Tuesday, September 8th and will be trash only. We have transitioned to the off-season schedule. During the off-season, trash is picked up weekly and recycling is picked up every other week. 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.*

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)

OPEN BOARD MEETING AGENDA

September 10th, 2026 at 1:00PM
Roxana Fire Hall

Optional Webinar Link:

<https://attendee.gotowebinar.com/register/9213152529297680214>

- I. Call to Order & Establish Board Quorum (5 minutes)
- II. Minutes (5 minutes)
 - A. Review minutes from the July 9, 2026, open Board meeting
- III. Board Consent Agenda (5 minutes)
 - A. Painting of Additional 34 Townhomes Based on 7-year Repaint Cycle Proposal from Ed Hileman
 - B. Approval of Shared Area Joint Committee Charter
 - C. Approval of New Committee Members:
 - i. Jerry Quinn – Shared Area Joint Committee Chair
 - ii. Scott Albrecht – Shared Area Joint Committee Member
 - iii. Sanda Daily-Clark – Covenants Committee Member
 - iv. Nancy Shabe – Website Communications Committee Member
 - v. Russ Shaner – Finance Committee Voting Member
 - vi. Mickey Chlada, Ron Adams, Greg Merrill and Brenda Bosma - Nominating Committee Members
 - D. New Plants at Day Lily Circle, Americana Pkwy Post Office, and along East Sand Cove Rd Proposal from RealScapes
 - E. Concrete Sidewalk and Curb Replacements Proposal from Atlantic Maintenance Group
- IV. Management Report (15 minutes)
- V. Old Business
 - A. Update on Litigation – Dismissal of HOA as Defendant (5 minutes)
 - B. Community Compactor Working Group - Post Summer Review (10 minutes)
 - C. R-CTSC Update
 - i. Refunds
 - ii. Shared Service Utility Cost Agreement
 - D. Townhome Contiguous / Shared Roof Update (15 minutes)
- VI. New Business
 - A. Update on Road Repairs to Address Standing Water at Six Locations (10 minutes)
- VII. Open Q&A
- VIII. Adjournment