

Long Bay Hills Newsletter

September 2009

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Q&A

LBHOA Website

Please visit the Long Bay Hills Homeowners Association website at www.longbayhills.com where you will find all newsletter publications, general information, plans, minutes of meetings, AGM minutes, planning notes, dues collected and funds to hand. Please note that unless you are a paid up member of LBHOA you will not have access to the members only segments. Annual dues are only \$200 per year and go towards costs benefiting the residents of LBH.

As our site is continuously being developed please let us have your comments on what you would like to see there.

Q&A: your questions answered

1. Association Fees: On August 6, 1982 The LBHPOA had their Memorandum of Association and Articles of Association registered. Both these documents can be found on our new website. These documents set out that every property owner, member of the Association, will contribute annual fees. At that time it was \$10 per annum. (Clause 6 Mem of Assoc)
2. Membership: Upper limit is 500 members unless increased by Board of Directors. (Clause 3 Arts of Assoc) Any person who owns land in LBH is eligible for membership in the Association (Cl 5)
3. Termination: Any member who no longer owns land in LBH will cease being a member or if they terminate their membership in writing and serve notice on the Office of the Company. (Cl 6)
4. Quorum: 35 members in person or by proxy (Cl 8)
5. Voting: Every member shall have one vote (Cl 9)
6. Increase of Fees & Voting Rights: On March 7, 2007 at the AGM where it was verified a quorum was present, the following items were passed by the majority (Minutes Posted onto the website)
 - Annual Membership Fee increased to \$180.00 pa per lot (Note: increased at AGM on March 13/09 to \$200 pa)
 - Only paid up members are eligible to vote
 - Annual fees due March 1st
7. Split Ownership voting rules: On September 14, 1982 under the Agreement and Grant of Trust by Blue Hills Ltd to the LBHPOA Ltd it states that only one person per lot can vote regardless of how many owned the lot. It has been upheld by subsequent Boards that there will be only one vote per lot. (Trust Document posted onto website)
8. Under the Trust Document it states the Developer shall not be a member nor allowed to vote and shall not be subject to annual fees on any unsold lots.

Neighborhood Watch Update



Neighborhood
Watch!

246-7777

We have been advised that the CAPPs program has now been put on hold. The LBH NW & Board of Directors felt that until everyone gets radios we could assist by providing a 24/7 manned cell number: **246-7777, which is now live!** This would be your third point of contact after the Police 911/999, then your closest neighbour, with the LBH NW # third. We do need volunteers for one week every fourth month to man the phone keeping it on and with you at all times and charged up. The LBH resident manning the phone will be able to help summon Police or emergency services, round up volunteers to assist or take down details of any suspicious activity you wish to report. This service is all voluntary and is for LBH residents only. Please contact Camille on 241-6350 or camille@tcipay.tc to volunteer.

911 & House Numbering



911

House Numbering

Juliette Harding of the 911 Management System has visited LBH's and has been very impressed with our street signage, now installed thanks to Kathi & Mike! She now wishes all residents put up their own house numbers and can provide these to you by emailing 911mgr@gmail.com. On the LBHOA website you will find the 911 flyer on house signage. It is best if the numbers are reflective and must be at least 3" in height. The flyer advises where to place the numbers and preferably on a contrasting background color for ease of recognition by emergency services. Our goal is for every homeowner to install their house numbers by the end of November 2009. Please advise if you require further information.

Garbage Dumping



Garbage Dumping

Unfortunately it appears that some incredibly irresponsible people are back to dumping their trash illegally on open spaces in LBH again. It is inconceivable that after all the work put in by members of LBH on a volunteer basis to clean up the garbage on the road sides and the illegal dump sites that it is happening again. Would all residents of LBH please advise the Police and email news@longbayhills.com if you see anyone throwing garbage from a car or dumping garbage and take down their licence plate number. LBHOA will prosecute anyone illegally dumping trash as this is a health hazard as well as unsightly.

Green Spot by Marsha Pardee, marine ecologist



Above Left: heart & hamburger sea beans

Mid: red mangrove seedlings

Right: seagrass sea pods



Above: Sargassum



Gambusia affinis



Pupfish: *Cyprinidon variegatus*

The Sheepshead Minnow

As all those that regularly walk our beach are aware, we get tons of stuff washing up on a regular basis and particularly after a really good blow. This is true for all the east facing beaches in TCI with our predominant wind patterns blowing debris onshore. And as the clean-up crews can attest, much of what we collect is of man-made origin.

But we also find lots of natural products out there, many of which do provide a service and function. The wracks of seagrass and algal bundles that wash ashore are often littered with various other marine creatures that then serve as buffet for shore birds, ghost crabs and other crawly critters. Often the bundles will wash back offshore in the next tide or two.

Just in the past three months, we've noted an abundance of the hapless drifters going back to the sea where they will continue to thrive. Various types of sea beans, like the heart and hamburger beans, that originate in the tropical jungles of Central and South America, float via rivers before making their way to the ocean expanses. Last month we also noted the seed pods of Turtle grass, wrapped in their somewhat fuzzy appearing green pod and now the long cigar shaped seed pods of the red mangroves are plentiful on our shores. Although some of these seedlings do dry up, others will be set adrift again in the returning tide to find a suitable place to put their roots down.

So keep your eyes open for what's newly washed up out there, feel free to take away as much of the man-made debris as you can, and help us keep our beaches as nature meant them to be.

From the Dept of Environment: Mosquito Fish (*Gambusia affinis*)

These fish were put into various wells in Grand Turk, Salt Cay and South Caicos decades ago and are still there. Some residents of Providenciales and Pine Cay also have them in their tanks. They can survive in slightly brackish water, but will tend to die off if the water gets too brackish or dries up entirely. They are livebearers, like guppies.

Another alternative, especially for constantly brackish ponds, is the native pupfish *Cyprinidon variegatus*, the Sheepshead minnow.

These little guys are already found in abundance in many of our Salinas, whether developed like on GDT or South Caicos or totally natural like Flamingo Pond or Armstrong Pond. They are egg layers and deposit their eggs in the mud. Even when a salina goes hyper-saline from evaporation or dries out completely and all the fish die off, if the mud remains moist, they will hatch out when rains fill the salina again. They have a very high tolerance for changes in salinity.

Of course with both of these fish, the biggest problem you'll have is keeping them stocked in the ponds, as they will become the immediate target of every wading bird and small diver (like fairy terns and kingfishers) in the neighborhood. Still, if the ponds have some kind of cover somewhere, like overhanging branches or rocky sections around parts of the edges giving them a good place to hide, they will survive.

**Anyone wanting mosquito eating fish to put in swampy areas or standing water areas that can breed mosquitoes can contact the Environmental Dept on 941-5068 who can provide them to you. The Dept prefers that you do not take them out of areas but instead contact them for new supplies. Please do not put fuel or oils in standing water, instead use these fish that are much better and more ecological. Thank you.