

Bay View Reserve Condo

The SCOOP

Bay View Reserve Condominium Association

October 2025
Vol. 14

REMINDER: SPIDER TREATMENT IN THE GARAGE

On Wednesday, October 15, 2025, 9:00 a.m. – 11:00 a.m., our pest control company will be here to apply a special spray in the garage specifically for spider control.

ALL CARS MUST BE REMOVED FROM THE GARAGE.

Any cars remaining in the garage during the application will get the spray on them and it will leave spots. While the chemical used IS water soluble, you will want to take your car to the car wash [at your own expense] if you have not moved it out of the garage. Using a car cover is a possible alternative, however, for the best results we are recommending that you remove your car from the garage during the treatment. Management is unable to move your car for you due to liability concerns.

FRONT GATE REMOTES

Remotes to open the front entrance gate to the property can be purchased from Home Depot, Lowes, and Amazon. While Manager Adamo has made it possible to purchase remotes here in the building, at cost (\$20.00), as a courtesy to homeowners, he is unable to exchange, refund or repair broken units. It is recommended that you purchase them from one of the above listed vendors if you are in need of a new remote. A multi code, 10 digit opener is what is required, and they are inexpensive. Manager Adamo will program the unit for you and then test it at the gate to make sure that it works.

Here are a couple of options:

Home Depot: [Multi-Code 1-Button Visor Remote Transmitter \(300MHz\) for Gate and Garage Door Opener Remotes](#)

Amazon: [Mini 10 Digit Codes Dip Switch Remote Garage Gate Opener Transmitter 300 Frequency](#)

PET REMINDER

Please remember that pets are not permitted at the pool, with the exception of service animals. Service animals are defined as animals individually trained to perform tasks for a person with a disability and are not the same as pets or emotional support animals.

Also, please remember that your small pet must be 21 pounds or less. Thank you for your cooperation.

BAY VIEW RESERVE HOLIDAY PARTY: DECEMBER 12, 2025

Save the date! The Bay View Reserve Holiday Party will be held on Friday, December 12, 2025, in the Bay View Reserve party room. Stay tuned for more details!

DAMAGE ON PROPERTY: POOL UMBRELLAS, AWNING, ETC.

Please report any damage you may see on the property to management or security. If you are responsible for any damage, PLEASE let us know so we can repair whatever it is. We understand accidents can happen so please don't hesitate to notify us. Your cooperation is greatly appreciated.

VISITORS

*****ALL visitors must sign the Guest Register at the Security Desk.*****

Guests are required to sign in for security, safety, and liability reasons, to prevent unauthorized access, and to enforce community rules and guest policies by tracking who is on the property. This helps us maintain a safe environment, ensure residents and their property are protected, and provide a record for authorities during investigations or emergencies. Your cooperation is appreciated.

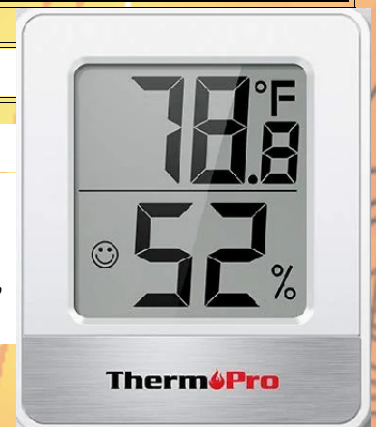
CONTRACTOR REQUIREMENTS

If you are having work done in your unit, please be sure that your contractor is ready to provide copies of the documentation listed below. Thank you for your cooperation.

- W-9 Form
- Certificate of Liability Insurance showing Bay View Reserve as certificate holder
- Proof of Workers' Compensation
- Contractors License
- Permits, if Required

HAVE YOU SEEN ME??? → → → → → → → →

MISSING from the 15th floor, this Mini Hygrometer Thermometer is used to measure the humidity in the hallway. It was removed from the table on that floor. If you have information on the whereabouts, or have borrowed the device, please come forward, or return it immediately. No questions asked. Thank you.



BAY VIEW CONDO UNIT FOR SALE

Unit 6A (2 bedroom/2 bath) \$762,000.00

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The SCOOP

is accepting submissions from BVR Residents in the form of classified ads (for sale, want to buy, help wanted, etc.), restaurant reviews, movie reviews, recipes, home improvement tips/recommendations, and general interest submissions. All submissions are accepted at the discretion of the editor. Send all submissions to Max Zelin at maxzelin@cfl.r.com. The opinions expressed in this newsletter do not represent the official position of the BVR condo association.

