



NEWS FROM THE DEVELOPER

Spring 2013

Good Morning! It's a great day to be at Bayside. For those of you who don't know me, I have been given the great privilege of leading the development of Bayside. I have been based out of our D.C. area offices where I have been following the community since 2008. Prior to joining Freeman, I had been lucky enough to build communities in the D.C. area since 1984.

Washington D.C. is a dynamic place to work, but it's nothing compared to Bayside. Driving east from the nation's capital, you seem to exhale the minute you cross the Bay Bridge. Once you enter Bayside, a mere 2 ½ hours from the bustle of the nation's capital, you know you are in a special place. It's simply different, it's pure. It is removed but not remote, a safe place for your kids to walk the dog and ride their bikes, and just a short ride to the beautiful Delaware seashore. Here at Bayside, our goal is to build

on the Freeman legacy of creating great communities. We want you to relax and stay awhile, forget your email, take in the environment, and bridge the gap from one generation to the next.

As we continue to shape Bayside, we hope our efforts create a place that enriches your life and simply helps you "live better." Take a look around: A lot is happening in our community, now and in the coming months:

- 45 new homes in Sun Ridge Crest will be completed this summer.
- New amenities at our Sun Ridge Pool. It has served us well since the early days of Bayside, but as the community grows, so does our pool. We are literally doubling our pool area with a new zero entry pool that includes cooling water features, newly expanded shade areas, additional deck space and coastal landscaping.
- Tennis anyone? Our courts will soon be racket-ready, with three Har-Tru courts resurfaced and restored to better-than-new condition. Two others are being converted to hard courts by our Troon colleagues. Having the hard courts will extend the tennis season into the fall and let us all get in a game after watching the pros compete at The Open in Flushing Meadows.
- A renovated kitchen area at Sun Ridge. This summer, enjoy an expanded menu of refreshments for the hungry, and fewer lines for the frustrated.



Above: The new pool at Sun Ridge Crest is well underway!

Right: View of Ocean City from The Point on Easter Sunday



- “Power to the Point.” Our Point Pavilion, which opened last fall, created a magical environment with unparalleled vistas across the Bay of the Ocean City skyline. What’s better than enjoying the serenity of the Point? Enjoying it with the convenience of electricity! Our staff is hard at work laying cable to bring power to the Point, making future events even more enjoyable.
- Road Construction at our entrance. You’ve probably noticed our bulldozer moving dirt across from Harris Teeter. Just our way of preparing the site for additional family friendly retail space
- Building our “Main Street.” Bayside’s entrance is a beautiful gateway to our community, but something is missing. The Town Center, the heart and soul of a community, isn’t quite there yet. This was, and still is, the vision we are striving to bring to reality: a Bayside Town Center where a simple walk will result in a cup of coffee with your neighbor, a visit to the farmers’ market on Saturday mornings, or a stroll through an art festival that catches your eye. One of the first steps in building our Town Center is resetting the street fabric to actually create our “Main Street.” Look for new streets appearing after the summer season, and watch as our empty parking areas transition into Bayside’s new community Town Center.
- So long to our Carousel. The very first task in creating our new center involved the difficult decision of removing our beloved Carousel. It provided so much for so many over the years, both inside and outside our community. We will all miss the Carousel, but I see this as the first step in the rebirth of our Town Center as Bayside continues to grow.



The recently completed Point Pavilion

These are just a few of the exciting things happening at Bayside in the coming year. And on a personal note, I will be living much of my life here in our community for the foreseeable future. I’m looking forward to experiencing Bayside from the inside out, and welcome input from homeowners, members and guests. So look for me walking my dog to the Point, or dipping into crab soup at The Cove that Carol serves up so well, or even hitting a few golf balls under the tutelage of our friend and swing guru, Bob Crowther, whose simple direction of “hit it straighter” seems impossible to accomplish. As I embed myself into this community and “live Bayside,” my hope is that together we can make this place even more special than it already is.

Looking forward to seeing you around!

Chris Garland

Vice President, Development

