

# Bailey Newsletter

BAILEY COMMUNITY ASSOCIATION



**Chairperson:** Konrad Hittner

**Editor:** Sally Silver

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December 2014 Volume 35, No. 4

## LUMINARIES

**The Annual Luminaries Display Is Scheduled for 12/21/14, Winter Solstice Evening**

<b>Canvassing Neighbors:</b>	<b><i>SOON!</i></b>
<b>Block Captain Pick-Up Date:</b>	<b>Saturday, December 13th, 11 a.m. - 1 p.m.</b>
<b>Pick-Up Place:</b>	<b>Orchard Street Pump House</b>
<b>Display Date:</b>	<b>December 21<sup>st</sup> , beginning at 6 p.m.;</b> in case of uncooperative weather on 12/21, light'em up on X-mas Eve
<b>Cost for Luminaries:</b>	<b>\$5/set of 10 candles, 10 bags, 10 cups</b>

The sale of luminaries to light up the darkest nights of winter is the main income source for the Orchard Street Pump House. Luminaries are candles placed in white bags, with sand, or similar ballast material in the bottom of the bag. They're placed along the street curbs, and are lit at about 6 pm. The candles can burn for about 8 hours, and the effect when all of them are lit is very nice, particularly if we get less breezy and drier weather this year! This year's display is scheduled for Sunday, December 21<sup>st</sup>, on Winter Solstice. If you haven't heard from a block captain by December 12th, or if you would like to pick up a set for your individual household for another reason, you can go to the Orchard Street Pump House on the 13th, between 11AM and 1PM, to get luminaries. If you are a block captain unable to pick up your luminary sets on December 13th, please use contact information below and reschedule.

## MORE BLOCK CAPTAINS NEEDED

Block captains are still needed for a number of streets. All it involves is knocking on neighbors' doors and asking if they would like to buy luminaries (still only \$5 for a set of 10 bags, candles, and cups!), and an explanation of how and when to do this. Block captains then pick up the supplies and distribute them to neighbors. It doesn't take much time, and it's fun. Please contact Konrad Hittner ([khittner1@gmail.com](mailto:khittner1@gmail.com), 351-6354), or Dudley Smith ([pumphouseconcerts@gmail.com](mailto:pumphouseconcerts@gmail.com), 337-1651) with questions, or to indicate interest in being a block captain.

## WINTER Pump House Concerts

**All shows start at 7 p.m.**

The Pump House Concerts music series at the Bailey Pump House brings in top-level talent from Michigan, Nashville, and across the country to play in this special venue. **All shows begin at 7 p.m. unless there is contrary notice, and a \$15 voluntary contribution/person is appreciated for the artists.** More shows may be scheduled beyond those listed below, so to check concert schedules, please send an email to [pumphouseconcerts@gmail.com](mailto:pumphouseconcerts@gmail.com) to receive updates on shows, or go to [www.facebook.com/pumphouseconcerts](http://www.facebook.com/pumphouseconcerts) and the new Bailey website at: <http://www.eastlansingneighborhoods.com/Bailey>. You can also call Smitty at 517-927-2100. Here are some of the upcoming concerts. Please consult the above sources for more information. NOTE: This year Smitty, who organizes all these wonderful concerts, will be spending part of the winter blissfully taking the sun in Florida, so concerts will be a bit sparse until it warms up again!

**MONDAY, December 8<sup>th</sup>: Decembersongs. Note: Pump House Concerts requests a \$20 voluntary contribution for this special event.** This group has become an East Nashville to Bailey Holiday TRADITION with critically acclaimed songwriters Amy Speace, Rod Picott and Doug & Telisha Williams. Imagine if The Bluebird Cafe moved to East Nashville, where folkies & hippies, rockers & hit songwriters all collide in a funky neighborhood that is enjoying a bohemian renaissance. Decembersongs '14 is a little bit low rent, a whole lotta great new songs, some sentimental favorites and a lot of belly laughs. See <https://www.facebook.com/Decembersongs/info>.

**SATURDAY February 28<sup>th</sup>: Lizanne Knott & Bill Reveles have been CANCELLED!**

**SATURDAY, March 28<sup>th</sup>: Louise Mosrie.** She was the Falcon Ridge Folk Festival Emerging Artist & 'Most Wanted to Return' 2011. Wildflower! Festival Contest 2010 Winner. Kerrville Folk Festival New Folk 2009 Winner. Louise Mosrie has won them all, and now returns with a new CD. "Lay It Down" features 10 songs of love, loss and surrender. What do they say about Louise's music? "basically, she's William Faulkner with a guitar." - Rich Warren, WFMT-FM Chicago. "like listening to Patty Griffin and Susan Tedeschi at the same time." <http://www.louisemosrie.com/home.html>.

**SATURDAY, May 9<sup>th</sup>: DON HENRY, CRAIG BICKHARDT AND NATHAN BELL IN THE ROUND.** With a Grammy, many #1 hits, and a slew of awards, not to mention years of experience, this is one powerful line up!

**WANTED: VOLUNTEER SNOW SHOVELERS!**

The abundance of snowfall last winter revealed that several frail and elderly people were unable to handle the huge shoveling task this required. Some even received tickets from the city for their failure to shovel. As a result, the neighborhood is seeking volunteers who would be willing to help such people. Volunteers would be used only for the occasional instances where an elderly/frail person doesn't have the resources or the local neighbors to get the job done. If you can help out in this good cause, please call Jim or Nancy Cuddeback at 517-214-1598, or email Nancy at: [ncuddeback@hotmail.com](mailto:ncuddeback@hotmail.com). They will put you on a list of volunteers.

### **New Snow Removal Ordinance Changes the Rules**

The city has adopted a new snow removal ordinance in effect as of Oct. 2014. Ordinance 1326 clarifies who is responsible for shoveling walks (property owners, including landlords), and makes each day that a walk is not shoveled a separate offense. It also allows the City to post an uncleared walk as a public nuisance and abate the nuisance if necessary, charging the costs to the property owner.

The new ordinance also requires the walks to be cleared during continuous snow showers. As before, snow that accumulates before noon on a sidewalk must be cleared by midnight that day, and snow that accumulates after noon must be cleared by midnight the following day. With the new ordinance, snow must be cleared by these times or within 48 hours of the beginning of a snowfall that spans consecutive days, whichever is sooner. Megan Clark, Bailey Neighborhood City Staff Liaison, advises that a simple way to make sure you're in compliance is to shovel daily during continuous snowfalls.

For more details, visit the city's website at [cityofeastlansing.com](http://cityofeastlansing.com) and type "snow removal" into the search box. (Thanks to Erik Altman for this story.)

### **IMPORTANT NOTE ON NEWSLETTERS ON LINE**

Because of the high cost of reproducing a paper copy of the newsletter, the BCA is trying to limit its length to no more than 6 pages, ideally under 4. However, there are important stories that require more space. For this reason, the online newsletters will contain the full copy, while the print edition will often be abridged. In this case, a long story on the Board of Water and Light's tree trimming policies will be mostly online, with a synopsis in the print version. That does not mean the story is unimportant. For the complete newsletters, please go to: <http://www.eastlansingneighborhoods.com/bailey>. Thank you!

### **The Bailey Community Center and Child Care**

By early September of this year, rumors began to spread that the city was thinking of closing the childcare program that is currently a main user of the Bailey Community Center. City Manager George Lahanas attended the September 8<sup>th</sup> Bailey Community Association board meeting to discuss the situation. He stated that the city wished to reduce its subsidy to its Recreation and Arts programs and focus more on upgrading infrastructure. He noted that the debt anticipated for the program this year was about \$90,000 and had

risen recently because of increased staffing, and he stated that he did not believe childcare should be a core mission of the city's. He indicated that City Council would discuss the matter at its September 23<sup>rd</sup> work session. But he did not announce that the city staff would recommend that the childcare program be closed. Nor was it known then to the B.C.A. board that Tim McCaffrey, Director of Parks and Recreation, had written on August 27<sup>th</sup> to the childcare parents that "*recently I have openly suggested that closing the program is an option . . . and that closing could be as early as June 2015.*"

As a result, the Bailey Community Association board did not act on this matter at its meeting and was surprised when, on September 19<sup>th</sup>, Tim McCaffrey, in a memo attached to the City Council Work Session agenda for September 23<sup>rd</sup>, proposed that the childcare program be closed in the summer of 2015. (See this memo at [cityofeastlansing.com](http://cityofeastlansing.com) by finding *Departments*, then *City Council*, then *Agendas and Minutes*; Click the archived agenda for the Sept. 23<sup>rd</sup> work session and go to Item 8, then click on the *analysis* or see: [eastlansing.granicus.com/Viewer.php?view\\_id=2&clip\\_id=344&meta\\_id=19426.1](http://eastlansing.granicus.com/Viewer.php?view_id=2&clip_id=344&meta_id=19426.1)

That memo states that costs of the childcare program went up when the city brought it up to state standards and hired more lead teachers at higher wages, one for each classroom. The city had anticipated increased enrollments would cover these added costs, but such did not materialize. Although the city has had a childcare program since 2001, Mr. McCaffrey added, "*We have experienced significant changes in the childcare industry since that time and have recognized that now is perhaps the time to acknowledge that full day child care is not a core competency and/or business of the City of East Lansing.*"

Asked to do a "break even" analysis of the program, Mr. McCaffrey indicated that to break even would assume 61 children were enrolled with tuition up by 33% over current rates. In fact, the tables provided in the memo show enrollment **was** at this level until July 2014, when it fell to 53, going below 50 only in October. The memo acknowledges that this decline was due, at least in part, to the usual declines in enrollments over the summer, the message being given to parents that the program might close, and Director Nora Thompson's resignation in August because, according to an interview in [eastlansinginfo.org](http://eastlansinginfo.org) on October 1<sup>st</sup>, she felt her requests for making improvements to the program were being rebuffed.

In the September 19<sup>th</sup> memo and elsewhere, Mr. McCaffrey also stated that the childcare program at Bailey was expected to cover 80% of the operating budget at the Bailey Community Center, and the School Age Child Care program 20% even though these programs use less than the whole building.\* The classes there in dance, ceramics and art were not expected to contribute to revenues supporting the building, but were handled in a separate accounting procedure connected to Hannah's budgeting methods. Moreover, although Hannah runs with an operating deficit of between \$400 - \$800,000 per year, it is not on the chopping block because, according to Mr. McCaffrey, the bond issue approved by voters to renovate Hannah meant that citizens were willing to support its operations even with a large deficit. Mr. McCaffrey also noted the costs associated with the maintenance of the Bailey Community Center at about \$100,000/year with much greater costs to renovate. (See [www.eastlansinginfo.org](http://www.eastlansinginfo.org)'s interview with Tim McCaffrey on Sept. 23<sup>rd</sup>.)

During these discussions several interesting points became clear: 1. Although the city had hired a new director for the child care program in March 2013 (she began to work in July) and sought to improve it, only one year later it decided it should no longer be in the childcare business. 2. Declines in enrollment

were related to the city's proposals to close the program; otherwise they might not have declined. 3. The city expects programs at Bailey to cover operating costs for the Bailey Community Center, but not programs at Hannah. 4. Despite this rule, a number of classes at Bailey do not contribute to its bottom line (for example, dance and ceramics). 5. The accounting procedures for Bailey require two programs to pay for all operational costs, even though they do not use 100% of the space. 6. **If there are no programs at Bailey paying its operational costs, the city is not likely to pay for them.**

At the City Council work session on September 23<sup>rd</sup>, more than 16 people spoke in favor of keeping the childcare program. They noted that it was an excellent program needed by the city and important to the stability of the Bailey neighborhood, that it could break even if certain reforms were put in place and if the program were better advertised, that parents had expressed willingness to pay higher tuition in line with other childcare programs, and that the accounting procedures for Bailey and Hannah were unorthodox. Parent Miriam Schwartz-Ziv, a professor in MSU's Business School, proposed an alternate budget for the program, and several parents then, and after the council meeting, offered to work on finding a new childcare provider to help revamp the program.

Council Member Ruth Beier then suggested that the city look into restoring the childcare program and allow 3 years to see if a childcare program NOT administered by the city's Parks and Recreation Department could be created. Some council members indicated that even if a revamped program were created, the Bailey Community Center might be too small to house it. These and related matters would be taken up at another work session. The date for that is December 9th.

At the next Bailey board meeting on October 13<sup>th</sup>, the Bailey board approved a resolution in support of having a childcare program at the Bailey Community Center because "the continued operation of an infant-to-5yr.-old childcare program at the Bailey Community Center is crucial for the viability of the neighborhood." The full resolution reads:

"The Bailey Community Association:

1. Believes the continued operation of an infant-to-5yr.-old child care program at the Bailey Community Center is crucial for the viability of the neighborhood;
2. Supports a public governance structure for this program that does not require regular, on-going intervention by the East Lansing City Council, or by City managers and staff for whom child care matters are not a core professional competency;
3. Does not believe that the complexity of providing high quality child care, in a manner that meets regulatory requirements, is a compelling rationale for ending the current publicly-run child care program, and finds it ironic to hear government officials essentially complain that the regulatory complexity of operating a child care center is too great a challenge;
4. Believes that the fair operating costs of any public child care program are appropriately borne by the users of the service, and that the City should promptly revise program fees to meet the funding needs of a quality child care program;
5. Believes that the current child care program requires skilled, focused, professional, long-term leadership in order to serve children and their families well, and to retain and attract program users;

6. Believes that the current child care program should be given three years as suggested by councilmember Beier, with reasonable resources, and skilled, committed leadership, to attract and serve a greater proportion of City residents;

7. Believes that high-quality, affordable, child care is a good and necessary requirement to attract and maintain a diverse population of homeowners and tenants to the City, and supports some reasonable amount of public subsidy of this service for the benefit of City residents and their children.”

Meanwhile, a group of childcare parents have been diligently working with several members of City Council under Ruth Beier’s leadership and some city staff members to see if they can find a way to restart the childcare program. They have also discussed the matter with some administrators at Michigan State. The City has hired an architectural firm, the Mayotte Group, to ascertain what sort of work needs to be done to fix up the Bailey Community Center and its costs. That report is to be presented to the City Council at its meeting on December 9<sup>th</sup>. The nature of that work and its costs will be very important in the discussion of what to do with the building. But it’s important to know that on June 25<sup>th</sup> the Michigan Dept. of Human Services Bureau of Children and Adult Licensing gave both the Bailey Community Center childcare program and physical environment a clean bill of health. The licensing inspector, Cheryl Gillespie, which included the third floor room abandoned by the program in July, stated on the form:

**“I recommend issuance of a 1st provisional license to this child care center.”**

Her conclusions follow:

***“DESCRIPTION OF FINDINGS & CONCLUSIONS***

*This renewal inspection involved a review of all applicable child care center administrative rules and statutes. Verification of compliance included direct observations of the physical environment and the program, discussions with staff, and a review of the center’s records, including staff records and children’s records.*

*Staff records include background checks, medical clearance information, and training information. Children’s records include child information cards, physical examination dates, and immunizations.*

*The facility is in compliance with all applicable rules and statutes.”\**

**So it is not true that the condition of the Bailey Community Center *requires* work to bring it into compliance to operate a childcare program.**

The December 9<sup>th</sup> City Council work session is of great importance to the neighborhood. Baileyites should try to attend the meeting and speak up on the importance of both the center and childcare program to the neighborhood. That’s at City Hall, Courtroom 1, 54B District Court at 101 Linden Street. However, if you plan to attend the meeting, please check the schedule at [cityofeastlansing.com](http://cityofeastlansing.com) to make sure of the date, time and topic, as we are a few weeks from the meeting.

\*According to Charles Hoogstraten, who has children in the childcare program at the Bailey Community Center, the childcare program now uses 4 classrooms at the Bailey Community Center and shares use of the gym and interconnected offices with the after school programs. At the time of the state inspection of the childcare facilities discussed later in the article, it also used a fifth room on the third floor, Room 305, vacated by the program in July.

(The excellent new web news journal, [www.eastlansinginfo.org](http://www.eastlansinginfo.org) under its “politics and government” section has a number of informative stories on this issue.)

## **The Board of Water and Light’s Tree Trimming Policies**

Last winter’s ice storm wreaked havoc on many parts of the greater Lansing area. A major cause for the damage was trees and tree limbs falling on power lines. The Citizens Report published on May 5th, 2013, pointed out many flaws in the Lansing Board of Water and Light’s (BWL) handling of the storm and its lack of adequate preparedness. One major factor in the power outage was the BWL’s inadequate “vegetation management.” The Citizens Report recommended more and better tree trimming. See the Citizens Report at: [http://media.graytvinc.com/documents/CRT+Report\\_May+5\\_FINAL+PDF2.pdf](http://media.graytvinc.com/documents/CRT+Report_May+5_FINAL+PDF2.pdf) .

In response, the BWL has begun a more aggressive tree-trimming regimen. It has already begun to trim trees in East Lansing’s Oakwood and Glencairn neighborhoods. It has published a map showing where and when it plans to trim trees in various parts of its electric service territory, including the Bailey neighborhood. Bailey extends from Grand River to Saginaw, and from Abbot to Hagadorn. According to the map, in 2015, BWL will trim trees north of Burcham (Section MN 7 on the map), and south of Burcham in 2016 (Section 18 on the map). That schedule can be disrupted by bad weather or other unforeseen events. In addition, BWL has begun a more time-consuming customer communications effort that is already slowing down the timetable for Glencairn and, at the suggestion of Bailey chairman Konrad Hittner, is considering doing trimming in the heavily rental sections of Bailey sooner than shown on the map, because landlords may not need as much prior consulting as owner occupants. See [http://www.lbw.com/uploadedFiles/MainSite/Content/Community\\_Impact/Vegetation/TreeTrimmingMapYearly.pdf](http://www.lbw.com/uploadedFiles/MainSite/Content/Community_Impact/Vegetation/TreeTrimmingMapYearly.pdf).

BWL’s trimming project has not had smooth sailing. At its August 4th neighborhood meeting, Glencairn residents discussed problems they’d had with the trimming, following up with a letter to BWL. It complained of overzealous cutting, inadequate and one-sided communication with residents that failed to take into account their input, and a blanket approach to BWL’s entry onto private property that assumed easement rights that residents believed might not have been granted in some cases. Some Glencairn residents believe that some easement rights were never granted to the BWL; and some believe those rights, where specified, may not grant BWL as much freedom to trim as BWL has done. They point out that old-growth trees now being heavily trimmed were never trimmed this way in the past, much less entirely removed, and question whether BWL’s standards for trimming have been consistent from year to year or are even spelled out clearly. They would like to see more targeted trimming instead. The BCA is not in a

position to judge the legal merits of these arguments, just to point out the disgruntlement in a nearby neighborhood and what they have said.

On August 18th, BWL representatives met with residents of Oakwood and Glencairn to discuss these matters. A request to halt cutting until better methods could be worked out, supported by Mayor Triplett, was rejected by the “Committee of the Whole” of BWL’s board on August 19th. In practice, however, the BWL did temporarily curtail cutting, did replace Wright Tree Service, which residents had faulted, and has started to undertake a campaign to improve communications with residents, but without compromising its clearance and pruning standards.

(For some coverage of this story scroll down to the section titled “Politics and Government” on the great new web journal: [www.eastlansinginfo.org](http://www.eastlansinginfo.org). See also the story in the Lansing StateJournal: <http://www.lansingstatejournal.com/apps/pbcs.dll/article?AID=/201408201951/NEWS01/308200034>. Glencairn neighborhood’s Secretary, Meegan Holland, kindly provided excellent background information on this including her posting on Mlive at: [http://www.mlive.com/lansingnews/index.ssf/2014/08/meegan\\_holland\\_bwls\\_tree\\_trimm.html](http://www.mlive.com/lansingnews/index.ssf/2014/08/meegan_holland_bwls_tree_trimm.html).)

The main purpose of this article is to inform neighbors of what BWL’s tree trimming process involves: its notification and communication procedures and its trimming practices. The discussion of some of the problems experienced in Glencairn and Oakwood serves to give a sense of how the outlined processes have worked on the ground, and how BWL has begun to address some of the problems that have arisen. Hopefully, more of these will be ironed out by the time trimming begins in the Bailey neighborhood.

The information that follows is based largely on an online Q & A with Bob Perialas, the BWL Chief Customer Officer (ph: 517-702-6828; email: [rlp3@lbwl.com](mailto:rlp3@lbwl.com).) Many thanks to Mr. Perialas for providing answers to our questions.

BWL trims year-round. About 1 month before planning for an area begins, the BWL sends a letter to customers. Door cards are then placed at houses where trimming or removals are being planned. Blue dots are placed on trees where trimming is planned, and red ribbons for tree removals. BWL sends out a letter advising customers that trimming is to start just before crews are to begin work. If customers want to have 24-hour notice of when the trimming is to occur, they should contact BWL using the contact information on the cards. If they want to have a BWL representative tour their property with them to point out what needs to be done, they can contact BWL’s forestry department at the time when the door cards appear. The phone number for the forestry department is: 517 702 6552. The email of the supervisor is: [di@lbwl.com](mailto:di@lbwl.com). People may engage private landscapers to do the work, but these must be certified to operate around power lines, and BWL may still do further cutting if the private landscaper’s work does not meet their specifications.

What BWL trims is determined by their need to clear areas around the main and adjunct power lines. Mr. Perialas explained that there are 3 types of lines: primary, secondary, and service lines. The primary lines are generally along major streets and are the highest lines on the utility poles. These lines require ten-foot clearance around the line and removal of all branches overhanging them; in fact, any vegetation that grows to within ten feet of the line itself may be trimmed, although this is subject to calls by BWL’s personnel. The secondary lines travel neighborhood streets and are generally the next lines down the pole. They

require two-foot clearance along the lines and all overhang. The service lines go to the individual homes. They also require a two-foot clearance, but not the removal of overhanging branches – just what grows into the two-foot perimeter.

**How** the trimming is done is through observation of the National Arborists Association “Approved American National Standard” guidelines. These primarily outline the best ways to prune trees, shrubs and other woody plants. They can be found at:

<http://www.nampaparksandrecreation.org/ParksDepartment/docs/PlantMaintenance-StandardPracticesPruning.pdf>.

Note, however, that BWL employs a forester, not an arborist, though some of the contractors they use have arborists as planners. Sometimes BWL’s trimming standards may not accord with homeowners’ ideas of aesthetic merit. For example, according to Bob Perialas, it is healthier for a tree to remove a whole branch rather than a part of it, but this might not look good. Mr. Perialas notes too that conflicts between homeowners and the trimmers working for power companies are common. The power company’s aim is safety, and they must observe the clearance areas prescribed by their experts and the trimming AANS guidelines. The homeowners’ aim is often preservation of their trees and landscape. While BWL is working to improve how it deals with its customers, it intends to maintain its standards for what and how to trim, while some homeowners would like to see some sort of compromise.

It may be a while before BWL trims trees in the Bailey neighborhood. At that time, Mr. Perialas and other BWL representatives will likely meet with the Bailey Community Association for a discussion. But whatever happens, citizens who have been through the tree trimming experience advise homeowners to be vigilant and take the initiative in using the contact information provided by BWL to ask questions of the BWL, request a walk through with one of their staff prior to pruning, and gain an understanding of what may happen. (Check out the Board of Water and Light’s webpage about tree maintenance and more at: <http://lbwl.com/vegetation.aspx>.)

## **About the Bailey Community Association**

The Bailey Community Association was founded to enhance the residential quality of life for those living in the Bailey Neighborhood. The Bailey neighborhood extends from Hagadorn to Abbot, and from Saginaw to Grand River. Anyone living within the boundaries of the neighborhood is welcome to join the association. The BCA Board of Directors meets on the second Monday of each month except August at 7:30 p.m. at the Bailey Community Center. Meetings are open to the public, and all residents are urged to attend meetings with their concerns. If you have questions, please contact Chairperson Konrad Hittner at [khittner1@gmail.com](mailto:khittner1@gmail.com) or Vice Chairperson Erik Altmann at [ema@msu.edu](mailto:ema@msu.edu).

Dues help the Bailey Community Association to organize meetings where viewpoints and concerns can be aired, organize “meet the candidates” forums; organize and complete Bailey park and neighborhood cleanup days; work with MSU’s Community Relations Coalition; work with the Pump House Board to organize social events such as the Ice Cream Social and Valentine’s Party; and publicize these through emails and newsletters. Don’t forget the **Bailey website** for updates and more information: found under

<http://www.eastlansingneighborhoods.com/Bailey>.

**BCA MEMBERSHIP and ANNUAL DUES FORM**

**NOTE: Membership dues are due only ONCE per year!**

NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_

EMAIL: \_\_\_\_\_ PHONE: \_\_\_\_\_

ANNUAL DUES: \$10.00 for couples and families, \$5.00 for everyone else

Please send dues to: Jim Liesman, 436 Division Street, East Lansing, MI 48823. Checks should be made out to the Bailey Community Association.