

Wickham Forest Homeowner's Association

<http://www.wickhamforest.com>

February 2010

Speed Humps on Forest Run?

There have been numerous newsletter articles discussing the problem of speeding and driving on the wrong side of the islands along Forest Run Drive. For those who have corrected this behavior, it is much appreciated by homeowners along Forest Run. However, it continues to be a significant problem. Numerous homeowners continue to complain about illegal driving.

Please know that homeowners are reporting violations to the police in hopes of increasing patrols in our neighborhood. All homeowners are encouraged to report illegal activity. It's not as important to get plate numbers and/or addresses as it is to make a complaint with the police. Patrols are assigned by the number of complaints within a specific region. **Call the police at 409-2200** and report what you are seeing - don't assume it will be handled by others.

Homeowners concerned with this behavior have started a petition to have speed humps installed on Forest Run to curb this behavior. The board would prefer not to add speed humps, and expects that a majority of homeowners do not want speed humps either. However, if violators do not stop driving illegally on Forest Run the option of adding speed humps will be seriously considered. This is your chance to prevent that from happening. Talk with your neighbors, talk with your visitors, and talk with your kids - make sure everyone knows that driving behavior in Wickham Forest is being monitored at all times.

Driving illegally around the islands saves only a few seconds. Are these seconds so important that you are willing to risk having speed humps installed so that safety can be upheld in our neighborhood? Please be respectful of your neighbors, and obey the traffic laws in our subdivision on all streets. This is a warning and chance to make a difference!

Annual Homeowners Meeting

Thursday, February 25th at 7:00PM

First Baptist Church of South Brevard

(Across from our subdivision)

Wickham Forest
Homeowners Association, Inc.
PO Box 410621
Melbourne FL 32941-0621

CONTACTS

Association Board

Frank Bishop, President

(321) 255-7383

President@wickhamforest.com

Mary Greenfield

1st Vice President

(321) 253-0328

1stvicepresident@wickhamforest.com

Lane Smith, 2nd Vice President

(321) 259-8760

2ndvicepresident@wickhamforest.com

Duane Charter, Secretary

(321) 255-8382

Secretary@wickhamforest.com

Ed Clark, Treasurer

(321)

Treasurer@wickhamforest.com

Neighborhood Watch

Barbra Williams

brjzwilliams@yahoo.com

Architectural Review Committee

Chairman: Bernadette Pinto

253-6894

bpinto@cfl.rr.com

- John Baker
- Lynn Shell
- Linda Tamasy
- Kim McKinnon (alternate)

WebMaster

Duane Charter 255-8382

duane@dacsoft.net

Wickham Forest Website

<http://www.wickhamforest.com>

North Melbourne HOA Alliance

www.northmelbournehomeownersalliance.com

WFHOA 2010 PROPOSED BUDGET

INCOME	
2010 DUES	\$ 34,236.00
INTEREST	
Projected 2009 carry forward	\$ 39,049.55
Total anticipated funds	\$ 73,285.55
EXPENSES	
Swells and Drainage	
Corporate report	\$ 70.00
Electivity	\$ 1,000.00
Meeting Room	\$ 825.00
Newsletter	\$ 2,400.00
Postage	\$ 450.00
PO Box Rent	\$ 50.00
Attorney's fees	\$ 5,000.00
Tax Preparation	\$ 100.00
Income/Property Tax	\$ 200.00
Office Supplies	\$ 500.00
Common Area Maintenance:	
Mowing, fertilizing & landscaping	\$ 9,500.00
Bush hog work and fence line	\$ 3,500.00
Retention Ponds	\$ 16,916.00
General Expenses:	
Miscellaneous	\$ 1,000.00
Salaries	\$ 3,000.00
Insurance	\$ 2,600.00
Christmas Decorating contest	\$ 175.00
General Meeting door prizes	\$ 100.00
Welcoming Committee	\$ 350.00
2010 Projected Expenses	\$ 47,736.00

Covenant Changes Available for Review

This year the Annual Homeowners Meeting is even more important because the ballot includes proposed changes to the Covenants and Restrictions that govern Wickham Forest. They must still be approved by the attorney. Once approved, they will be distributed to each home owner prior to the meeting. The DRAFT proposed changes have been published on the WickhamForest.com website for homeowners to review before the election. We have also created a Community Forum section where homeowners can discuss the proposed changes. This forum is monitored and while disagreement is acceptable, derogatory or disrespectful posts will be deleted.

WFHOA TREASURERS REPORT

12-1-2009 - 12-31-2009

INCOME

Fines \$150.00

TOTAL INCOME **TOTAL** **\$150.00**

EXPENSES

Administrative Expenses:

Newsletter December \$153.04

TOTAL **\$153.04** \$153.04

OPERATING EXPENSES:

FPL \$102.47

Postage \$167.20

Office Supplies \$236.87

Box Rental \$44.00

Christmas Decorating Contest \$225.00

TOTAL **\$775.54** \$775.54

MAINTENANCE EXPENSES:

2670 Forest Run Mowing \$75.00

Mowing \$300.00

Ponds Oct \$286.00

Ponds Nov \$286.00

Ponds Quarterly \$359.00

TOTAL **\$1,306.00** \$1,306.00

TOTAL EXPENSES **\$2,234.58**

CASH ON HAND:

Bank of America Checking \$3,421.84

Bank of America CD \$4,347.92

Bank of America CD \$34,810.09

TOTAL **\$42,579.85**

Parking in Wickham Forest

Some homeowners may wonder why parking on the streets and/or lawns is not allowed. Parking on the streets and/or lawns has been such a problem in the past, creating safety issues for the entire neighborhood. There have been situations where ambulances, fire trucks, and/or garbage trucks have had trouble getting past cars parked in the street when on route. That is a major reason why the board has taken such a stringent viewpoint on parking violations. While a vehicle parked on the grass doesn't impede traffic, it is listed as a violation under our parking covenants and therefore must be enforced as stringently as vehicles parked on the street. The board tries to use common-sense when enforcing parking violations, as sometimes a homeowner must use the street to park cars temporarily. Vehicles should never be parked on the lawn.

REAL ESTATE NEWS

There were two homes sold in Wickham Forest this past month:

12/29/09	2500 Forest Run Dr.	Listed \$165,000	Sold	\$155,000
1/28/10	2790 Forest Run Dr.	Listed \$170,000	Sold	\$130,000

As of January 1st The Department of Housing and Urban Development (HUD) adopted rules designed to prevent last minute closing surprises. In the past it was not uncommon for a buyer to go to closing and find that the lender's good faith estimate did not agree with the closing statement. The HUD's closing fees were much higher than the lender had quoted and the buyer had 2 choices: walk away and start searching for another house or pony up.

Lenders are now required to use a UNIFORM three-page document when they give prospective borrowers a good faith estimate (GFE). Lenders are also required to provide the document within 72 hours after prospective borrowers apply for a loan. This will allow consumers to figure out a loan's total cost, including fees, and compare loan offers on an apple-to-apple basis. It encourages consumers to shop for the best rates and fees, not just the best rate. As I said last month the lowest interest rate is not always the best deal.

Some lenders offer borrowers a lower interest rate in exchange for higher upfront costs or vice versa. A new table in the GFE helps borrowers compare how different interest rates and settlement charges will affect monthly payments.

The new rules will make it much more difficult for lenders to depart from their GFE. The new HUD-1 includes a line-by-line comparison to the good faith estimate making it easy to identify any change in costs.

HUD has published a guide for home buyers, SHOPPING FOR YOUR HOME LOAN: HUD'S SETTLEMENT COST BOOKLET. You can find it at www.hud.gov. I encourage anyone who is purchasing a home to read this document. It is important for you to know how much your closing fees are and where they are going.

If anyone would like more information on the current real estate market just call me at 698-3115 or e-mail me at kathysayles@cfl.rr.com. If I can't answer your question I will find someone who can.

Members present:

Bernadette Pinto

John Baker

Lynn Shell

Items approved:

- 1) 2605 Forest Run- exterior paint around windows and garage door side panels
Minnesota Pines

- 2) 2480 Forest Run Dr.- exterior painting- Main Color BT700D-4 Brown Tepee
Trim 1 ST260F-6 Smokey Topaz
Trim 2 AW1823 Antique White

- 3) 4545 Sweet Bay Dr. color change for house trim- Ralph Lauren Frosted Hawthorne RR52

- 4) 4630 Willow Bend Dr. Tiling of front entry and walkway-Cobblestone

- 5) 4650 Willow Bend Dr. Replacement of roof- Owens Architectural 110 MPH Shingles Desert Tan

- 6) 4285 Wood Haven Dr. Room addition, reproofing, driveway extension- Provisional approval pending obtaining and submitting proper permits and documents.

- 7) 4204 Wood Haven Dr. Replacement and painting of garage door Color: burgundy.

Interested in helping the ARC? We are looking for some new members to help us at with the Architectural Review Committee. If you think you would like to meet with us monthly, please email Bernadette Pinto at bpinto@cfl.rr.com

The Wickham Forest ARC suggests that if you are planning to paint your home a color that is different from the existing color, that you paint a minimum of a 3 X 3 foot swatch of your planned color on the house. In this way, you will have a better idea of the true shade of the color you are planning to use. Sample paint containers can be obtained for a minimal cost, and will save you from choosing a color that is not what you had intended.

Please make sure you submit an ARC request form and wait for approval before beginning any exterior remodeling project.

Next meeting Tuesday, February 16, 2009 2580 Red Maple Pl 7:30 PM

WELCOME NEW RESIDENTS



The board would like to welcome any new residents to our community. If you do not have a copy of our Covenants and Deed Restrictions, or have any questions about them, please contact any board member. We will be happy to assist you in any way we can.

A few reminders regarding our Covenants, for those who do not have a copy —

1. **Yard trash is picked up on Mondays.** Yard trash should not be placed at the curb until the night before pick-up. Tree branches/shrub clippings, etc. need to be cut down to 4 foot sections and bundled for easier pick up by waste management. Big piles of yard debris are difficult to handle and will not be picked up. Yard debris not picked up on Mondays will require that the homeowner call Waste Management themselves to arrange for a special pickup at no cost to the homeowner. It is suggested that the homeowner also call a board member to notify them that a pickup has been scheduled. For information, contact Waste Management at 321-723-4455.
2. **Garbage is picked up on Tuesdays and Fridays. Recycling is picked up Fridays.** Garbage containers/recycling bins should not be placed at the curb until 5pm the night before pick up. Garbage containers/recycling bins must be stored as not to be visible from the street or adjacent property within sight distance of the lot.
3. If you are planning to paint your home or plan any exterior changes, please contact the Architectural Review Committee (ARC) for approval **BEFORE** starting any new project. A sample of paint color, shingle type/color, plan layout, etc. must be submitted to the ARC for approval.

IMPORTANT CONTACTS

Melbourne Police Dept (non-emergency) (321) 409-2200

Fire Department (321) 752-4642

Melbourne City Hall (321) 727-2900

City of Melbourne Water Department (Normal Hours) (321) 674-5726

City of Melbourne Water Department (Emergency) (321) 255-4622

Fix a pothole: City of Melbourne (321) 953-6231

FPL Power Outage (800) 468-8242

FPL Meter Check (800) 468-8243

Florida City Gas leaks, Odors, or Emergencies (888) 352-5325

Waste Management 321 723-4455

Appliance Pick up: (321) 953-6302

Large yard pile Pick Up: (321) 953-6302

Dispose of old paint or other household chemicals: (321) 255-4365

AT&T Residential Repair Service: (877) 737-2478

AT&T FastAccess DSL Technical Support: (888) 321-2375

Bright House Customer Service (321) 254-3300

Bus Transportation (321) 242-6497

!!!BLOCK CAPTAINS DESPARATELY NEEDED!!!

<u>NEED VOLUNTEER</u>	Forest Run (Section 1)	
<u>NEED VOLUNTEER</u>	Forest Run (Section 2)	
Lane Smith	Forest Run (Section 3)	321-259-8760
<u>NEED VOLUNTEER</u>	Forest Run (Section 4)	
Tara Motlaugh	Forest Run (Section 5)	321-259-5641
Cindy Wells	Wildwood (Section 1a)	321-242-7517
<u>NEED VOLUNTEER</u>	Wildwood (Section 1b)	
<u>NEED VOLUNTEER</u>	Wildwood (Section 2)	
G. McWilliams	Wildwood (Section 3)	321-751-3749
Jack Clark	Woodhaven (Section 1)	321-751-2549
Lori Pintar	Woodhaven (Section 2)	321-255-3728
Diane Sheffield	Woodhaven (Section 3)	321-253-0301
Crusita Gillon	Wild Oak	321-757-3180
<u>NEED VOLUNTEER</u>	Bent Pine (Section 1)	
Sarah Corbin	Bent Pine (Section 2)	321-271-8376
<u>NEED VOLUNTEER</u>	Bent Pine (Section 3)	
Barbra Williams	Red Maple Place	321-255-2994
Sharon Hughes	Willow Bend (Sec 1 & 2)	321-242-0514
Linda Charter	Willow Bend (Section 3)	321-255-8382
Marge Olsen	Willow Bend (Section 4)	321-253-0357
<u>NEED VOLUNTEER</u>	Sweet Bay (Section 1)	
<u>NEED VOLUNTEER</u>	Sweet Bay (Section 2)	

ARCHITECTURAL REVIEW COMMITTEE

Interested in helping the ARC? We are looking for two new members to help us at with the Architectural Review Committee. If you think you would like to meet with us monthly, please email Bernadette Pinto at bpinto@cfl.rr.com

Please make sure you submit an ARC request form and wait for approval before beginning any exterior painting project.

Architectural Review Committee Meeting

Tuesday, February 16th AT 7:30PM

2580 Red Maple Place

Wickham Forest Homeowners Association Annual Meeting

Please plan to attend the next annual meeting in February 2010. Besides voting for Board of Directors, proposed covenant changes will be on the ballot.

For Your Information

This is not an endorsement, but sharing of information. To place or remove an entry, please contact Duane Charter at 255-8382 or email secretary@wickhamforest.com. To eliminate stale advertisements, they will be removed after 3 months. Please let us know if you wish to continue your advertisement.

ATTORNEY: Wills, Trusts & Powers of Attorney; Probate & Trust Administration; Guardianship; Will & Trust Contests; Real Estate; Civil Litigation. I am a Wickham Forest resident – Free Consultations for fellow Wickham Forest residents. Pierre Mommers, MOMMERS & COLOMBO, Eau Gallie Blvd., Melbourne, 751-1000.

FAMILY AND COSMETIC DENTISTRY: Forest Plaza, Sam Kretzschmar, DDS, 242-2236

SPANISH TEACHER/TRANSLATOR: If you are looking for a new, amusing and dynamic way to learn Spanish, call me! Private lessons for children or adults. Individuals, couples or groups welcome. Classes will be available all week from 9:00am to 9:00pm in your own facilities (office, home, etc) or in a public, convenient place. Special pricing for Wickham Forest residents. Call pilar at (321) 259-0539.

TRANSFER YOUR REELS/PHOTOS/VIDEOS TO DVD: Transfer regular 8mm/super 8mm reel tapes, photographs (film or digital), and VHS to DVD. Each DVD can store 2+ hours of video/audio, and can be customized to fit your needs. Call Lane at 259-8760 for a quote or go to www.lrsproductions.com.

AVON CUSTOMERS: Please call Vicki Dawson at (321) 242-2746 for continued service.

DNA-BASED NUTRITIONAL SUPPLEMENTS from Genewize Life Sciences. For information: denisebeasley@cfl.rr.com or to order on-line: www.mygenewize.com/gbeasley.

LICENSED MORTGAGE BROKER: Providing Residential and Commercial Mortgages. Contact Greg Beasley at 321-591-0502. Wickham Forest resident since 1991.

NOTARY SERVICE: Available evenings & weekends for notary service. Will travel to you! Wickham Forest resident since 1999. Please contact Angie Day at (321) 544-1432

MARY KAY COSMETICS: Try America's #1 Best Selling Brand of Skin Care and Color Cosmetics. Get ready to fall in love with Mary Kay. Pamela Castellana (321) 757-9893 and/or website www.marykay.com/pcastellan.

CHILDBIRTH PREPARATION: Prepare for your birth by learning the options you have in Brevard County. Childbirth Classes and Birth Doula Services offered by Terri Myers, ICCE. Over 12 years experience in home and hospital births. Free consultation. mamatterra@cfl.rr.com, 321-259-5598, www.spacecoastdoulas.com.

PET CARE SERVICES: Offering private pet care visits at the pet owner's home. Services also include basic home care while away. "Giving them the care, while your not there!" Contact Cindy for consultation at 255-2658 or email pet-care nanny08@yahoo.com.

HOUSECLEANING: Contact Crusita @ 757-3180

HOME IMPROVEMENT:

TRANSFORM YOUR POOL: Want a more updated look for your pool? Call ALL AMERICAN POOLS at (321) 751-1339 for your free estimate. We do repairs, remodeling and new construction. Licensed & Insured, Lic#RP252555068.

PAINTING & ROOF MILDEW REMOVAL: Nichols Painting and Roof Cleaning (Wickham Forest Resident). Licensed /insured. Interior/exterior painting. Call Jake at 242-7722.

PRESSURE WASHING: Will clean your pool deck, patio, walkways, siding and more. Free Estimates, call Greg at (321) 253-4557.

AIR CONDITIONING: Custom Air and Heat, both residential and commercial sales, service and installation. State license number is CAC1815128. Contact Michael J. Hilliger 24/7 at (321) 223-8749.

WICKHAM FOREST REALTORS:

List your Wickham Forest home with Kathy Sayles a 13 year resident of the Sanctuary. I am with ERA SHOWCASE the largest realtor in Brevard County. For complete service call 321-698-3115 or email at kathysayles@bellsouth.net.

WANTED:

FREE STUFF:

FOR SALE:

Report Storm Drain Violations

It is illegal to dump grass clippings, yard trash, or other items into the storm drains. If you observe somebody using the storm drains improperly, please remind them that this is not allowed. If they are unresponsive or unwilling to comply, please contact Melbourne's STORM WATER ILLICIT DISCHARGE HOTLINE at (321) 953-6241. They will contact the homeowner and explain the law.