

Wickham Forest Homeowner's Association

<http://www.wickhamforest.com>

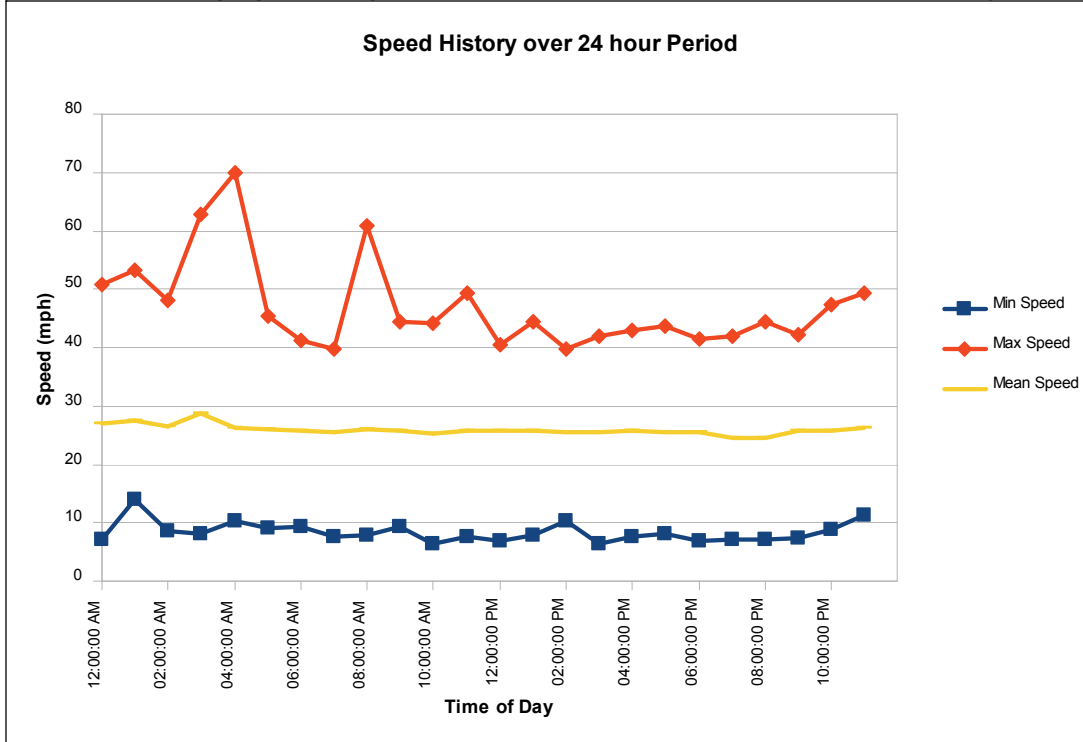
June 2010

SPEED HUMPS ON FOREST RUN DRIVE

In a previous newsletter, homeowners were encouraged to slow down on Forest Run Drive to the posted limit of 25 mph, or risk having speed humps installed as a traffic calming measure. Based on a poll of homeowners along Forest Run Drive, nearly 100% of the owners from the entrance to the end of the 2nd traffic island were in favor of speed humps. The board contacted the city of Melbourne's Traffic Calming Division, who installed a traffic counter over a period of 3 days to monitor traffic volume and speeds.

The results of this survey are included below and on page 5. The 85th percentile speed was 29.8 mph, which means that 85% of the vehicles were less than 30 mph over the 3-day period. Similarly, the 95th percentile speed was about 33 mph.

This is encouraging, in that just 5% of the traffic exceeded the speed limit by



approximately 10 mph or more. However, 21264 vehicles were recorded over the 3-day period, which translates to 1000 vehicles going speeds over 33 mph, or about 350 vehicles a day. Shown at the bottom of this article is a graph showing max, min, and mean speeds each hour. The mean speed is within the posted speed limit each hour, but cars were recorded exceeding 40 mph at all times of the day – and one vehicle was posted at 70 mph!

Clearly the majority of homeowners are following the speed limit, but unfortunately there are some who continue to think that Forest Run is their personal I-95. The city of Melbourne has stated that if 50% of ALL homeowners in Wickham Forest vote for speed humps, the city will install temporary humps and reassess the traffic

(Continued on page 2)

Wickham Forest
Homeowners Association, Inc.
PO Box 410621
Melbourne FL 32941-0621
FAX: (888) 851-4645

CONTACTS

Association Board

Nancy Phillips, President
(321) 255-1596
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) 255-9476
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
- Tina Borchers
- Georgette McWilliams
- Ingrid Smith

WebMaster
Duane Charter 255-8382
duane@dacsoft.net

Wickham Forest Website
<http://www.wickhamforest.com>

North Melbourne HOA Alliance
www.northmelbournehomeownersalliance.com

(Continued from page 1)

counters to see if a difference is made. With temporary humps, they can be removed easily at a later date. The WFHOA cannot install speed humps without city approval.

If you are in favor having speed humps installed, please send an email with your name and contact information (address or phone number) to speedhumps@wickhamforest.com. Someone will come contact you to get your signature on a petition. 159 homeowner signatures are required for the city to install the speed humps. Fifty homeowners on Forest Run have already signed, which means 109 more signatures are required from the remaining homeowners. Failure to send the board an email will be interpreted as a 'no' vote on speed humps. Responses must be received by August 1, 2010.

The board recognizes that speed humps are a volatile issue, which is why the matter is presented to all homeowners. As always, the board is welcome to suggestions on the matter.

To allow homeowners to express their opinion on the subject, we have added a new forum to our Community Forums on the WickhamForest.com website. Please feel free to discuss the subject with other homeowners. Remember, people will disagree with each other. Please maintain a polite conversation. We will delete inappropriate posts.

In the meantime, if you observe speeding vehicles, the best recommendation is to contact the Melbourne police and file a complaint. Patrols are assigned based on number of complaints in a region.

You Can Make Your Neighborhood a Better Place.

As a member of our community, there are plenty of ways to connect with your neighbors and add value to our neighborhood. Here are just a few ideas that were recently shared.

- Tutor or mentor children or teens.
- Lend a helping hand. Consider offering your professional expertise to neighbors; they are likely to reciprocate
- Help to build or repair homes for families in need. Perhaps you have a neighbor who needs help with mowing or other small household chores. Volunteering can help boost spirits.
- Serve as a member of a Community Emergency Response Team.
- Join an environmental improvement project, such as a local park or beach clean up.
- Deliver meals to elderly or ill residents
- Assist local non-profit organizations by fund raising, recruiting volunteers, serving on boards or contributing other skills
- Organize community picnics or block parties to be better acquainted with your neighbors
- Coordinate neighborhood restoration projects or encourage businesses to adopt a street to maintain.
- Work with local law enforcement organizations to establish a community policing team.
- Involve the entire family. See out ways to get your children or grandchildren involved in the community. A good way for them to meet others their own their own age outside school is through local parks and recreations programs. Call City of Melbourne Leisure Services 321-255-4608 or check online at www.melbourneflorida.org/leisure. There is a wealth of activities for everyone – pre-school, youth, teens, and adults.

WFHOA TREASURERS REPORT

4-1-2010 - 4-31-2010

INCOME

Dues	\$2,954.00
------	------------

TOTAL INCOME	TOTAL	\$2,954.00
---------------------	--------------	-------------------

EXPENSES

Administrative Ex- penses:

Meeting Room	\$75.00
April Newsletter	\$166.29
Returned Check	\$158.00
Bank Fee	\$6.00
Corporate Report	\$70.00

TOTAL	\$475.29
--------------	-----------------

OPERATING EX- PENSES:

Accountant	\$150.00
Legal Fees	\$486.00
Filing of Covenants	\$214.00
FPL	\$73.77

TOTAL	\$923.77
--------------	-----------------

MAINTENANCE EX- PENSES:

Mowing	\$300.00
Ponds	\$286.00
Sprinkler Repair	\$225.00

TOTAL	\$811.00
--------------	-----------------

TOTAL EXPENSES	\$2,210.06
-----------------------	-------------------

CASH ON HAND:

Bank of America Checking	\$29,603.71
-----------------------------	-------------

Bank of America CD	\$4,353.05
--------------------	------------

Bank of America CD	\$34,671.80
--------------------	-------------

TOTAL	\$68,628.56
--------------	--------------------

REAL ESTATE NEWS

Submitted by Kathy Sayles
kathysayles@cfl.rr.com
321-698-3115

There was one home sold in Wickham Forest this past two months.

5/17/10 (short sale)	4500 Sweet Bay	Listed \$174,900	Sold \$155,000
5/21/10	2790 Forest Run	Listed \$239,900	Sold \$200,000

Many people have asked me how a short sale can effect a persons credit rating. A study of 400,000 homeowners in default were polled. If you had great credit the average drop was between 110 to 140 points. In medium ranges it hurt the credit by 40 points on average. In bad credit situations it actually improved the credit because it changed the debt ratio for the better.

Even though the \$8000 1st time home owner credit has expired it is still a good time to purchase a home. The interest rates are low and banks have bond money available. Naturally there are rules in effect.

Total income cannot exceed \$75,000. A 5 page budget program must be filled out and you must have a credit score of at least 600.

This is still a great deal for buyers who do not have enough for a down payment because if you stay in the home for 10 years you do not have to repay the \$7500. When you obtain an FHA loan you have to put 3.5% down. You can use the \$7500 towards your down payment and closing fees. You do pay a higher rate of interest but in the current market it is still considered low. If you sell the house before the 10 years you repay the loan at closing. Anyone looking to buy a house should check with the local banks and they will tell you if you qualify for bond money.

Sometimes homeowners want to downsize and consider buying a condo. You can turn the key, leave and not have any worries. This is especially true if you are a snow bird.

The banks have new guidelines for condos.

30% down, no FHA loans

51% occupancy

If there is a 15% delinquent rate in monthly maintenance fees it raises a red flag and they will take a closer look at the reserves.

There is a list of approved condos and anyone considering purchasing one should check with a bank first and make sure the condo you are looking at is on the list. Also remember that besides the monthly fee you also have your yearly taxes. I have had clients who thought that the maintenance fee included the yearly taxes.

One last statistic..123 days on the market is the average time it takes to sell a home.

Results of Traffic Calming Study

Speed Statistics by Hour

SpeedStatHour-76

Site: 2738.0WE
Description: 2738 Forest Run Dr North side of street
Filter time: 13:11 Friday, May 07, 2010 => 9:45 Monday, May 17, 2010
Scheme: Vehicle classification (ARX)
Filter: Cls(1 2 3 4 5 6 7 8 9 10 11 12) Dir(NESW) Sp(6,99) Headway(>0)

Vehicles = 21264
 Posted speed limit = 37 mph, Exceeding = 204 (0.96%), Mean Exceeding = 40.59 mph
 Maximum = 69.9 mph, Minimum = 6.3 mph, Mean = 25.6 mph
 85% Speed = 29.8 mph, 95% Speed = 32.7 mph, Median = 25.5 mph
 12 mph Pace = 19 - 32, Number in Pace = 18153 (85.37%)
 Variance = 21.53, Standard Deviation = 4.64 mph

Hour Bins (Partial days)

Time	Bin	Min	Max	Mean	Median	85%	95%	>PSL 37 mph		
0000	189	0.9%	7.0	50.9	26.9	26.6	31.8	34.7	4	2.1%
0100	125	0.6%	13.9	53.3	27.6	26.4	32.4	39.8	9	7.2%
0200	79	0.4%	8.7	48.1	26.6	26.2	31.3	35.6	4	5.1%
0300	44	0.2%	8.2	62.7	28.7	26.8	32.9	57.7	5	11.4%
0400	81	0.4%	10.3	69.9	26.2	25.9	32.2	35.3	3	3.7%
0500	125	0.6%	9.0	45.5	26.1	26.2	30.9	34.4	2	1.6%
0600	522	2.5%	9.4	41.3	25.8	25.7	30.4	33.1	3	0.6%
0700	1241	5.8%	7.5	39.7	25.5	25.7	29.5	31.8	2	0.2%
0800	1230	5.8%	7.8	60.9	26.0	25.9	30.4	33.3	22	1.8%
0900	1037	4.9%	9.3	44.3	25.8	25.7	30.0	32.9	12	1.2%
1000	1065	5.0%	6.5	44.2	25.3	25.1	29.8	32.4	10	0.9%
1100	1166	5.5%	7.7	49.3	25.7	25.7	30.0	32.7	9	0.8%
1200	1197	5.6%	6.9	40.6	25.7	25.5	30.0	32.7	15	1.3%
1300	1136	5.3%	7.8	44.3	25.8	25.7	29.8	32.4	5	0.4%
1400	1360	6.4%	10.3	39.7	25.5	25.3	29.8	32.7	12	0.9%
1500	1499	7.0%	6.3	41.9	25.4	25.3	29.8	32.7	9	0.6%
1600	1787	8.4%	7.6	42.9	25.8	25.5	30.0	33.1	16	0.9%
1700	1729	8.1%	8.0	43.8	25.6	25.5	29.8	32.4	14	0.8%
1800	1627	7.7%	6.9	41.4	25.6	25.5	29.5	32.7	12	0.7%
1900	1229	5.8%	7.1	42.0	24.5	24.4	28.2	31.3	5	0.4%
2000	1095	5.1%	7.0	44.5	24.6	24.4	28.9	32.0	9	0.8%
2100	809	3.8%	7.3	42.2	25.8	25.5	30.0	33.1	5	0.6%
2200	579	2.7%	8.9	47.4	25.7	25.5	30.0	33.3	5	0.9%
2300	313	1.5%	11.3	49.4	26.2	25.9	30.6	33.8	12	3.8%
----	21264	100.0%	6.3	69.9	25.6	25.5	29.8	32.7	204	1.0%

WF Board of Directors Meeting

Thursday, August 19th at 7:00PM

First Baptist Church of South Brevard

(Across from our subdivision)

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.

Conservation Area Fence is Approved !!

Submitted by Mary Greenfield, 1st VP

Wickham Forest has received written approval from St. Johns River Water Management District for the chain link fence installed along the Conservation Area between Wickham Forest and Pebble Creek. The fence was installed for the purpose of retaining and maintaining the Conservation Easement Area in its predominantly natural condition as a wooded water recharge, detention, percolation and environmental area. St. Johns has also relinquished its control of the Conservation Area and turned it over to the City of Melbourne. Now that we have approval for the fence we can go ahead with our plan to return the portions of the Conservation Area that were destroyed by encroachment to a natural state. This will require the removal of all non-native plantings and trees as a first step. I met with our Attorney and the City on site to discuss our plan and they agree that we should follow through with these plans and they will be giving us suggestions, resources and contacts to help us accomplish our goal. After we receive the information, our next step will be to file a plan with the City showing how we'll be doing this in several phases.

FRONT ENTRANCE

The flowers were finally planted by our entrance sign and I'd like to thank Simpson and Tom for the great job they did with all the mulch along the entrance roadway and the islands. We also have a new American Flag and our entrance looks great.

COVENANTS

The revised covenants have been distributed to all homes in Wickham Forest including those that are rentals. If anyone did not receive a copy of the covenants, please call me 253-0328 and I'll get a copy to you.

Clean Up Wickham Forest Year 2010

Your **HELP** is needed. Our 2010 neighborhood project is to clean up the abandoned and foreclosed homes in Wickham Forest. Please, your **HELP** is needed to accomplish this major task.

If you know of an abandoned property in WF, please gather the address, previous home owner or occupants, phone numbers, etc. and forward any and all information you can to board@wickhamforest.com. Should you see a posting from Code Enforcement, please forward names and addresses from the posting, including the property address to board@wickhamforest.com.

Our Clean- Up Team will make the phone calls to the proper contacts, encouraging owners to clean up and maintain the properties. Hopefully if we all work together on this we can return all properties back to a presentable and safe condition. Thank you for caring and helping with our 2010 Clean Up Wickham Forest campaign.

Wickham Forest ARC Meeting Summary

June 15, 2010

Members present:

John Baker

Bernadette Pinto

All ARC requests below have received the necessary 3 approval signatures.

Items approved:

- ◇ 2360 Bent Pine- touch up paint and repainting trim "Mexican Chile"
- ◇ 2410 Bent Pine- replace front door and install storm door
- ◇ 4530 Sweet Bay- repaint exterior in same colors (yellow main color/ blue trim)
- ◇ 2545 Wild Wood- repaint exterior Easy Living JJ142 Cobblestone (main color) Easy Living CC253 Jungle Fern (trim color).
- ◇ 4345 Wood Haven – repaint walkway to front door- Café Miel
- ◇ 4380 Wood Haven – install security screen door

Items denied: None

Because the ARC meets only once a month, it is important for homeowners to recognize that their projects will be approved at the ARC meeting. Before scheduling a date with your contractor, please keep in mind that the monthly meetings are usually scheduled for the THIRD TUESDAY of each month.

If you are repainting the exterior of your home, please submit paint color samples with your ARC request form, even if you are planning to repaint in the same colors.

However, in JULY (ONLY) our next ARC meeting will be held on the SECOND TUESDAY of JULY- which is JULY 13, 2010. Please note the change of date for JULY only. Thank you!

Architectural Review Committee Meeting

Tuesday, July 12th AT 7:30PM

2580 Red Maple Place

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.

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.

AVON PRODUCTS: Lots of wonderful skin care products, cosmetics, fragrances and much more. Please call Cindy Wells (321)242-7517 or email me at cindylwells@bellsouth.net Wickham Forest resident since 1999 . [p2010]

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

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.

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

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

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.

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.

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. mamaterra@cfl.rr.com, 321-259-5598, www.spacecoastdoulas.com.

HOUSECLEANING: Contact Crusita @ 757-3180

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.

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.

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 petcarenanny08@yahoo.com.

BABYSITTER: Mature 16 year old to care for up to three children, will provide games/entertainment, prepare meals and tidy up. Safe Sitter and Adult/Infant AMA Heart saver First Aid certified. Resident of Wickham Forest. Ask for Molly, 591-5394.

FOR SALE: One-of-a-kind French Provincial breakfast nook dinette; 48" circular, 29"high; gold trim, cream-colored top and scalloped edges w/4 matching leather-covered off-white swivel chairs w/ touches of gold painted on the scrolled wrought iron base and frame. Exc.Condition. Asking \$325. Call Ken or Melda at 255-8394. [32010]

FOR SALE: Four 38" high, swivel-style bar stools, beige w/vinyl seats. Exc. Condition. Asking \$200. Call Ken or Melda at 255-8394. . [32010]

FOR SALE: Dining Room Set. Includes solid oak white washed oval table with six chairs, china cabinet, and server. Contact Katrina at 514-3878. [42010]