

# Wickham Forest Homeowner's Association

<http://www.wickhamforest.com>

March 2010

## Meet the New Board.

President, Nancy Phillips  
1st Vice President, Mary Greenfield  
2nd Vice President, Lane Smith  
Treasurer, Ed Clark  
Secretary, Duane Charter

### LETTER FROM THE PRESIDENT

Wickham Forest Home Owners Association was fortunate to have Mr. Frank Bishop serve as Outgoing Board President. Frank's leadership skills and his willingness to work on our Board are greatly appreciated. I am sure that the entire community joins me in thanking Frank for all the time and work he committed to our community.

I would like to thank those of you who shared words of kindness and encouragement as I begin 2010 working with the WFHOA in Frank's place. I am committed to serving with integrity and accountability. It is an honor for me to join a most capable 2010 WFHOA Board. I look forward to serving with Ed Clark, Mary Greenfield, Duane Charter and Lane Smith as we continue with projects already begun.

For those who may not know me, please let me share with you a mini bio. I moved to Florida 42 years ago from Indiana and have been a Brevard County resident 38 years of those years. The past ten years, I have enjoyed living in Wickham Forest. I am a graduate of Indiana State University (B.S. degree) and Middle Tennessee State University (M.Ed.) with advance studies in UCF and USF. Following several years working as a counselor in Brevard County Schools, I owned and operated a private school in Brevard County, focusing on international teens and adults studying English as a Second Language. Currently I enjoy sharing time with my children, grandchildren and friends.

I hope to meet as many of you as possible during the coming weeks.

Nancy Phillips

WFHOA President 2010

## WF Board of Directors Meeting

Thursday, April 15th at 7:00PM

First Baptist Church of South Brevard

(Across from our subdivision)

**NOTICE: There will not be a March Meeting!**

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
- Linda Tamasy
- Georgette McWilliams
- 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](http://www.northmelbournehomeownersalliance.com)

## WFHOA Board of Directors Meeting

February 25, 2010

**Call to Order:** The Board of Directors meeting was called to order at 7:15 PM at the First Baptist Church on Wickham Road. Proper notice was given.

**Determination of a Quorum:** Board members present were Frank Bishop, Duane Charter, Lane Smith, Mary Greenfield, and Ed Clark.

**Treasurer's Report:** The treasurer's report was read and approved. It will be published in the newsletter.

**2<sup>nd</sup> Vice President's Report:** There were no violations notices sent out this month.

### **Old Business:**

- ◇ Discussed the covenant changes on the ballot.

### **New Business:**

- ◇ The Board appointed a new Appeals Committee. The Appeals Committee consists of Christine Lepore, Ron Geniti, Bill Carey, and Mary Krause.
- ◇ Mary asked for a volunteer to support the architectural Review Committee (ARC). Georgette McWilliams volunteered and was accepted.
- ◇ Results of the election were announced.
  - ◇ New Board members are: Nancy Phillips, Mary Greenfield, Lane Smith, Ed Clark, and Duane Charter.
  - ◇ All covenant changes were passed.
  - ◇ The budget was approved as published.

The meeting was adjourned at 8:55 PM.

### **What now that the covenant changes have passed?**

This year the Wickham Forest Annual ballot included some proposed Covenant changes to be voted on. All the proposed changes were approved and will be implemented soon.

Now that the ballots have been counted, the approved changes will be submitted to the associations attorney for review and filing. Once the covenants have been filed, the Board will print and deliver a copy to each homeowner. They will also be published on the Website.

# WFHOA TREASURERS REPORT

1-1-2010 - 1-31-2010

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## INCOME

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Dues	\$23,328.00
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<b>TOTAL INCOME</b>	<b>TOTAL</b>	<b>\$23,328.00</b>
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## EXPENSES

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### Administrative Ex- penses:

Office Supplies	\$318.71
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<b>TOTAL</b>	<b>\$318.71</b>
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### OPERATING EX- PENSES:

FPL	\$75.83
Postage	\$392.84
Legal Fees	\$918.00

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<b>TOTAL</b>	<b>\$1,386.67</b>
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### MAINTENANCE EXPENSES:

Light Maintenance	\$182.60
Mowing & Flowers	\$450.00
Ponds	\$286.00
Insurance	\$2,020.23

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<b>TOTAL</b>	<b>\$2,938.83</b>
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<b>TOTAL EXPENSES</b>	<b>\$4,644.21</b>
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### CASH ON HAND:

Bank of America Checking	\$22,055.63
Bank of America CD	\$4,353.05
Bank of America CD	\$34,838.18

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<b>TOTAL</b>	<b>\$61,246.86</b>
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## Meet the Appeals Committee

Please welcome the Appeals Committee members for 2010.

Christine Lepore

Ron Geniti

Bill Carey

Mary Krause

Under Section 3.5 of the Covenants, if a homeowner is assessed a fine for violation of the covenants, the homeowner has the right to request an opportunity for a hearing before the WF Appeals Committee. If the committee, by majority vote, does not approve the proposed fine, it may not be imposed. You can contact them directly or by email at [appeals@wickhamforest.com](mailto:appeals@wickhamforest.com)

## REAL ESTATE NEWS

There were no recorded sales for Wickham Forest during the month of February.

A few months ago I wrote about the tax payer credit for existing home owners.

An existing homeowner can qualify for a \$6500 credit if they have owned and used the same home as a principal residence for at least five consecutive years during the eight-year period ending on the purchase date for the replacement principal residence.

I also stated that the sale had to be executed by non-related parties. I got this fact from my accountant. However, I just heard recently that a house was purchased in New Hampshire. The buyer bought it from his father-in-law. He was told that he qualified for the \$6500. So it seems that even though this is a federal law it is varying from state to state. Imagine that!!

My advise is to check with your accountant before taking the credit.

There was a very interesting article in Florida Today about having an accurate appraisal. Many people go through the process of finding a house, applying for the mortgage and halfway through the process find that the house does not appraise at mortgage value. Come to find out the appraiser is from out of the area and is not familiar with the local idiosyncrasies. To avoid this happening a clause can be added in the contract asking for a geographically competent and experienced appraiser. Insist that the appraiser lives and works in Brevard, has five years of experience and is a member of the Melbourne Area or Space Coast Association of Realtors. That membership means the appraiser will have access to market data.

Also, point out your home's attributes to the appraiser. You have to justify the selling price so make sure the appraiser knows about the improvements you have made or the good school district you are in. It is a very good idea to keep a file folder with receipts and notes of everything that has been done in the for the past five years.

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](mailto:kathysayles@cfl.rr.com). If I can't answer your question I will find someone who can.

# Wickham Forest ARC Meeting Summary

February 16, 2010

**Members present:** Bernadette Pinto, John Baker, Lynn Shell

**Members absent:** Lynn Tamasy, Tina Borchers

## Items approved:

- ◇ 2285 Bent Pine St—Installing rock face on the lower porting of front of home. Color Eastern Mountain Ledge, Dakota Brown
  
- ◇ 2680 Forest Run Dr - Construction of swimming pool and screened enclosure - provisionally approved pending receipt of permits from City of Melbourne. Repainting of exterior of home. Main color- White; Trim color-PPG Tan
  
- ◇ 2690 Forest Run Dr—Construction of driveway extension Documents from City of Melbourne have been received.
  
- ◇ 2790 Forest Run Dr—Repainting of exterior of home - Richards Elasto Plastic Paint. Main color Brazil Nut 2353-T, Trim color Istanbul Beige 3342-P.
  
- ◇ 2505 Red Maple PL - Replacement of Garage door.
  
- ◇ 4211 Wood Haven Dr—Installing flagpole and US flag in front yard. Replacing existing fencing with white vinyl fencing

**Items denied: NONE**

If you are considering an exterior home improvement project, please submit an ARC request form BEFORE scheduling your contractor. All permanent exterior home improvement projects need to be reviewed and approved by the ARC before you can begin work. Please allow enough time for the ARC to meet and review your application. The ARC meets monthly on the 3rd Tuesday at 7:30 at 2580 Red Maple PL.

If you are interested in helping with this committee, we would love to have your input!

# 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!!!**

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

## **ARCHITECTURAL REVIEW COMMITTEE**

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

### **Architectural Review Committee Meeting**

**Tuesday, March 16th 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 kathy-sayles@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](mailto: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](http://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

**DNA-BASED NUTRITIONAL SUPPLEMENTS** from Genewize Life Sciences. For information: [denisebeasley@cfl.rr.com](mailto:denisebeasley@cfl.rr.com) or to order on-line: [www.mygenewize.com/gbeasley](http://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

**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](http://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. [mamatterra@cfl.rr.com](mailto:mamatterra@cfl.rr.com), 321-259-5598, [www.spacecoastdoulas.com](http://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

**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#RP25255068.

**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.

## **PERSONAL ADVERTISEMENTS:**

**LOVEBIRD:** Looking for a good home for our Lovebird "Tweety". Tweety is yellow with a peach face. Cage included. Call Anne at 242-1913. [22010]

**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 255-9394. . [32010]