

Wickham Forest Homeowner's Association

<http://www.wickhamforest.com>

February 2011

TRASH BIN VIOLATIONS COMING...



In August 2010, new trash containers were distributed to the homes in Wickham Forest. Starting with the August 2010 newsletter, we have stressed that the bins must be stored out of site. By now you should have made arrangements to store your new trash cans out of site .

Note that per Section 7.5a of our covenants, trash may not be placed curbside before 5 p.m. the day before scheduled pickup.

When yard trash was picked up on Mondays, the board was lenient in enforcing this covenant because the spirit of the covenant is not meant to penalize homeowners who are trying to maintain their property. As most homeowners do their yard work over the weekend, allowance was made so that yard trash placed curbside over the weekend was not enforced as a violation. With yard trash pickup now on Fridays, the board can no longer be as lenient, or the neighborhood will have yard trash curbside for most of the week throughout the year. The board realizes this is going to be inconvenient, but yard trash will not be allowed to be placed curbside until Thursday evening once the program begins.

Those homes that have not made arrangements to properly store the bins have received warning notices.

To date, there have been 84 violation notices sent out. Repeat offenders will be receiving a fine in accordance with the covenants. Please work with us in the effort and store your trash bins out of sight.

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
Georgette McWilliams
WFCitizensWatch@gmail.com

Architectoral 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.northmelbournehomewonersalliance.com

WFHOA Annual Meeting

Thursday, February 24th at 7:00 PM
First Baptist Church of South Brevard
(Across from our subdivision)

WFHOA 2011 PROPOSED BUDGET

INCOME

2011 DUES		\$ 34,236.00
Projected 2010 carry forward	10/31/2010	\$29,591.76

Total anticipated funds \$ 63,827.76

EXPENSES

Corporate report		\$ 70.00	
Electricity		\$ 650.00	
Meeting Room		\$ 300.00	
Newsletter		\$ 2,100.00	
Postage		\$ 900.00	
PO Box Rent		\$ 50.00	
Attorney's fees		\$ 3,500.00	
Tax Preparation		\$ 100.00	
Income/Property Tax		\$ 200.00	
Office Supplies		\$ 700.00	
Common Area Maintenance:			
Mowing, fertilizing & landscaping		\$ 4,100.00	
Retention Ponds		\$ 5,000.00	
St Johns Repair and Maintenance		\$ 3,300.00	
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	
Conservation Area Maintenance		\$ 2,500.00	
Reserve Fund (transfer to CD)		\$ 3,000.00	
	2011 Projected Expenses	\$ 33,345.00	

WFHOA TREASURERS REPORT

1-1-2011 - 1-31-2011

INCOME

Dues \$7,128.00

TOTAL INCOME	TOTAL	\$7,128.00
---------------------	--------------	-------------------

EXPENSES

Administrative Expenses:

Office Supplies \$228.98

Newsletter - Jan \$163.80

TOTAL	\$392.78
--------------	-----------------

OPERATING EXPENSES:

FPL \$104.55

Postage \$21.30

Insurance \$708.13

TOTAL	\$833.98
--------------	-----------------

MAINTENANCE EXPENSES:

Mowing \$300.00

TOTAL	\$300.00
--------------	-----------------

TOTAL EXPENSES	\$1,526.76
-----------------------	-------------------

CASH ON HAND:

Bank of America Checking \$18,807.77

Bank of America CD \$4,369.95

Bank of America CD \$8,000.87

TOTAL	\$31,178.59
--------------	--------------------

Date: January 27, 2011

Subject: WFHOA Board of Directors Meeting:

Call to Order: The Board of Directors meeting was called to order at 7:00 PM at 4245 Wood Haven Drive. Proper notice was given.

Determination of a Quorum: Board members present were Nancy Phillips, Duane Charter, Mary Greenfield, and Ed Clark.

January 2011 Minutes: The minutes from the October 16, 2010 meeting were approved as published in the newsletter.

Treasurer's Report: The treasurer's report was read and approved. It will be published in the newsletter. The lawn at a home on Forest Run was mowed at WF expense. The homeowner will be charged and a fine assessed.

2nd Vice President's Report: There were 89 violation letters sent out since the October 2010 meeting. 84 of the letters were for garbage can violations. We will be posting an article in the next newsletter and start sending fines to violators.

Old Business:

- Bent Pine Lake and fence: The fence along the Bent Pine retention pond and Sherwood has been completed and the lake culverts repaired.
- Wickham Forest Storm water system repair: We still have to complete repairs on structures 99, 132, 134, and 144. (Note: the BSE report and pictures are available on the Wickham Forest website).
- The bike path at the end of Forest Run has been repaired. A motion was made, seconded, and passed to spend \$400 to have Arbor Tech trim the trees that are blocking the light over the path.
- Conservation Area Update: The second spraying will be completed in late January or early February. There is 1 pepper tree that will need to be sprayed. After the next spraying, we will have the area box graded. In the early spring, we will be looking for volunteers to help plant shrubs in the area.
- Conservation Area Fence Lawsuit: There is a hearing at the end of January. We expect the lawsuit to be dropped at that time.

A home on Forest Run Drive has penalties and fines totally ~\$2500. A motion was made, seconded, and pass to turn the issue over the attorney if not paid by February 15th.

New Business:

- The fence between Wickham Forest subdivision and the railroad is in need of repair. Replacing the fence would cost about \$9000 and will need to be budgeted in the future. Ed will contact the fence company and investigate repairing the fence.
- The Annual Homeowners meeting is scheduled for February 24th at the Church.
- A motion was made, seconded, and passed to appoint Georgette McWilliams as the Neighborhood Watch chairperson. She requested that anybody with ideas or willing to assist please contact her.
- We have been contacted by Councilman Nowlin concerning the traffic problem at the entrance to the subdivision.

A motion was made, seconded, and approved to give the ARC Chairperson a Christmas bonus every year. The amount of the bonus will be determined by the Board.

Adjourned: The meeting was adjourned at 8:30 PM.

REAL ESTATE NEWS

Submitted by Kathy Sayles

kathysayles@cfl.rr.com

321-698-3155



Real estate sales for month of December 2010

There were no recorded sales for the month of December; however there is a correction for the sale amount at 4355 Wood Haven Dr. It was sold for \$135,000.

Fixtures instantly make a dated bathroom more modern with just a few enhancements. For example, removing that large plate glass mirror or old medicine cabinet and replacing it with a framed mirror in a rich finish like oil-rubbed, can make a big change at a small cost. It will make a bathroom look much more sophisticated. Typically a bigger mirror is better than a smaller one but consider it's proportion to the room- it will look awkward if it is too big. For an easy elegant look, add sconces on each side of a framed mirror.

If your faucets have lost their shine, you might consider replacing them too. You want to make sure your lighting and faucet finishes all match. The most popular bathroom faucet finishes are brushed nickel, followed by chrome and satin nickel.

Also, cleaning and refinishing stained or dirty grout on floors and bathtubs can make a big difference. Be sure to keep your grout color neutral for best results.

Whether you are planning a kitchen or bathroom re-model, grab a catalog from Pottery Barn, restorative Hardware, or Williams Sonoma. Anything you see in there is fairly consistent with what the average consumer is looking for.

All these tips were taken from HOUSELOGIC. For more tips go to <http://www.houselogic.com>

*******Attention WF Homeowners *******

This is the time of year to look at your house and roof for mildew. The weather is still cool, and now is a great time to remove the mildew. Please be proactive and take action to remove all mildew from your homes.

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 Fridays.** 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 Fridays 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 Wednesday.** 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

Neighborhood Watch - Activity Report

Reporting District : 100

Data Period: 12/1/2010 to 2/1/2011

	<u>DISPATCH DATE/TIME</u>	<u>ADDRESS</u>	<u>DISPOSITION</u>
ATTEMPT TO CONTACT			
MP110005041	01/23/2011 22:38	4510 SWEET BAY AV,MEL	Assist/Assignment Complete
ATTEMPT TO LOC			
MP100081129	12/04/2010 14:20	2710 FOREST RUN DR,MEL	Offense Report
B & E VEHICLE			
MP100081476	12/06/2010 08:40	4305 WOOD HAVEN DR,MEL	Telephone, Offense Report
MP100081529	12/06/2010	2290 BENT PINE ST,MEL	Telephone, Offense Report
MP100081533	12/06/2010 13:29	4575 WILLOW BEND DR,MEL	Telephone, Offense Report
MP100081612	12/06/2010 19:49	2290 BENT PINE ST,MEL	Refer to Other CR#
MP100081814	12/07/2010 18:44	4340 WOOD HAVEN DR,MEL	Offense Report
LOST/STOLEN TAG			
MP100084864	12/21/2010 16:10	2635 BENT ELM LN,MEL	Telephone, Offense Report
MISC COMPLAINT			
MP100084119	12/17/2010 23:31	4340 WOOD HAVEN DR,MEL	Refer to Other CR#
RECKLESS DRIVER			
MP110003386	01/16/2011 16:13	2999 FOREST RUN DR,MEL	Telephone, Unfounded
STOLEN PROP.			
MP100081833	12/07/2010 20:17	2875 FOREST RUN DR,MEL	Offense Report
SUSPIC. INC.			
MP100084949	12/21/2010 22:19	WILLOW BEND DR / FOREST RUN DR,MEL	Unfounded
SUSPICIOUS PERS			
MP100082956	12/12/2010 20:53	4365 WOOD HAVEN DR,MEL	Gone On Arrival
MP110002055	01/10/2011 13:45	BENT PINE ST / WILD OAK CT,MEL	Non-criminal resolved
MP110006342	01/29/2011 18:15	2665 WILD WOOD DR,MEL	Gone On Arrival
MP110006396	01/29/2011 22:51	2475 FOREST RUN DR,MEL	Gone On Arrival
SUSPICIOUS VEHICLE			
MP100082136	12/09/2010 06:24	4301 N WICKHAM RD,MEL	Non-criminal resolved

Architectural Review Committee Meeting

Tuesday, March 15, 2011 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.

FORECLOSURE DEFENSE ATTORNEY. Free Consultation! Practice areas include: Real Estate law, Landlord-Tenant law, Litigation, Foreclosure Defense, Asset Protection, Estate Planning, Probate, Corporate law, and Condo/HOA law. Call Christopher Martin at (321) 543-4374 or visit www.martinlegal.net for your free consultation.

Life Insurance, Medicare Supplements, Long Term Care and Annuities: Free Consultations. Even if we are not a fit, you will get educated. Contact Christen Corl 321-848-2553.

List your Wickham Forest home with Kathy Sayles a resident since 1993. I am with ERA Showcase the largest real estate company in Brevard County. For complete service call 321-242-6012 or e-mail me at kathysayles@cfl.rr.com.

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 --- Molly will provide games/entertainment, prepare meals and tidy up. Safe Sitter and Adult/Infant AMA Heartsaver First Aid certified. Resident of Wickham Forest. Call 321-591-5394.

PET SITTER: Mature 13 year old to care for your family pet(s)--- Emily will provide walks, clean up after, feed and water, brush or wash, care for and play with your pets. Resident of Wickham Forest. Call 321-591-5394 .

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]

FOR SALE: Multiple "used once" Prom and Homecoming dresses. Dresses are beautiful and in excellent condition! Sizes 6-8. Call Linda at 255-8382 for information or to view. [100110]

FOR SALE: Yamaha Keyboard. Excellent condition. Also, Set of Dishes. Mikasa. Service for eight. Call: Lee at 255-4233 for information. [120110]

Newday Renovations Available for all home repairs. 11 year resident of Wickham Forest. All work is guaranteed. Discount for Wickham Forest residents. Call: 321-432-9377 [120710]

Serenity Facials and Waxing offering 1/2 price manicure when a full price pedicure is bought. Also doing LASH EXTENSIONS for the holiday. Book now 321-298-3509 Erin Reiter, owner and WF homeowner. Located inside "Tangles Hair and Nail Studio" in downtown Melbourne. [120710]