

Wickham Forest Homeowner's Association

<http://www.wickhamforest.com>

January 2011

TRAFFIC CALMING DEVICES ON FOREST RUN DRIVE

In midsummer 2010 the board began investigating ways to slow traffic on Forest Run Drive. Several low-cost attempts were made to contact all homeowners but none were effective, so the board decided the best way to receive homeowner inputs was to postpone the issue until it could be put on the ballot. This ballot will be the deciding factor in whether the board pursues speed humps as traffic calming devices.

If a majority of homeowners are in agreement to pursue speed humps, then the city will be contacted about installing temporary speed humps on Forest Run Drive. The city may decide not to install the speed humps regardless of the majority vote. But if the city carries forward, temporary humps will be installed. After a period of time the city will reassess to determine if traffic conditions warrant permanent humps or if the temporary humps should be removed.

Speed humps will be designed to accommodate traffic going the posted 25 mph speed limit. These are not speed bumps, which are commonly used in parking lots to require a near stop before proceeding.

Where is my WF Dues Letter?

We have received many emails and phone calls asking about the annual dues letter. In the past, the dues notice was mailed out in early December and payment was due on January 1st.

At the 2010 Wickham Forest Homeowners Association annual meeting, the covenants were changed to reflect a due date of February 1st. This was done for multiple reasons:

- 1 - allow the Board to send the bills and annual ballot out together and save double postage
- 2 - give the Board time to create and mail the bills and ballot after the holidays
- 3 - many homeowners found December was not a good time for another bill.

You should receive your bill within the next 2 weeks.

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
Volunteers Needed

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.northmelbournehomewonersalliance.com

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 Deco- rating 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

WF Board of Directors Meeting

Thursday, January 27th at 7:00PM

WFHOA TREASURERS REPORT

12-1-10 - 12-31-10

INCOME

Transfer from CD	\$7,000.00
Salary Error Refund	\$600.00
Dues	\$383.00

TOTAL INCOME	TOTAL
	\$7,983.00

EXPENSES

Administrative Ex-

Newsletter Nov-Dec	\$356.66
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TOTAL	\$356.66
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OPERATING EXPENSES:

FPL	\$90.65
Postage	\$38.79
Insurance	\$1,326.39
Christmas Décor Con-	\$225.00
PO Box Rental	\$44.00
Legal Fees	\$144.00

TOTAL	\$1,868.83
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MAINTENANCE EXPENSES:

Mowing & Plants	\$786.06
Ponds	\$295.00
New Fence	\$16,070.00
Repair of Culverts	\$1,875.00
Fence Excavation	\$6,360.00

TOTAL	\$25,386.06
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TOTAL EXPENSES

CASH ON HAND:

Bank of America	\$4,745.09
Bank of America CD	\$4,367.35
Bank of America CD	\$7,994.03

TOTAL	\$17,106.47
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Congratulations to the Christmas Decorating Contest Winners!

1st Place—Simpson Smith 2425 Wild Wood Dr

2nd Place— TJ LaRosa 4235 Wood Haven Dr.

3rd Place— Bill Theiler 4590 Willow Bend Dr.

Thank you to all the residents who decorated their homes and made our neighborhood look so festive!

Wickham Forest Christmas Decorations

We hope that you enjoy the Christmas decorations at the entrance this year. We would like to thank Simpson Smith and Mary & Roy Greenfield for installing the decorations.

We would like to extend a big THANK YOU to Keith Rutkowski of KR Services for donating the use of his truck to install the decorations in the oak tree.

KR Services

321-254-9790

* Trees * Land Clearing

* Lawns * Debris Removal

* Clean-ups

GET YOUR NEWSLETTER VIA EMAIL!!

Please consider signing up to receive your monthly WF Newsletter electronically instead of having a paper copy hand-delivered to your home.

By signing up to receive the newsletter electronically, every month you will receive an email notice that the latest newsletter is available for download. The email will include a link where you can view the monthly newsletter on your computer. The **COLOR** newsletter can be viewed online, printed, or saved to your own computer for future viewing. Because email delivery doesn't have to wait for printing and delivery, homeowners selecting email delivery will receive the newsletter before homeowners receiving the paper copy.

There are two ways to sign up for email notification of newsletter. You can create an account on the Wickhamforest.com website, then login into your account and select the Join our mailing list on the left, or just send an email to newsletter@wickhamforest.com This will automatically register you to receive the email notification and electronic delivery. If you would prefer to receive the newsletter as an attachment to the email, just mention that in the email request.

Your email is protected. Your email address will be protected and not released to unauthorized people.

Registering for email delivery will only add you to the email delivery list. It will not stop the home delivery. Instructions on how to cancel the home delivery will be provided when you receive your first email notice. But please consider cancelling the home delivery. This will not only save money for the association, it will also reduce the workload on the dedicated volunteers who deliver the newsletter every month.

REAL ESTATE NEWS

Submitted by Kathy Sayles

kathysayles@cfl.rr.com

321-698-3155

Real estate sales for month of December 2010

4355 Wood Haven Dr. listed \$179,000 sold \$126,500

According to many buyers, the most important room in the house is the kitchen. To save a good chunk of money on a kitchen remodel, keep your existing electrical wiring and plumbing in place.

Another idea: Consider painting your cabinets instead of buying new ones, and while many home owners opt for laminate flooring that resembles wood, ceramic tile is a smarter option. With a laminate, you may get a negative reaction. You can buy nice ceramic tile for the same amount of money as wood laminate.

However, do consider a laminate countertop. The most cost-effective way to give a kitchen a better look is with a laminate. The selections today are very impressive, with many mimicking quite well the look of marble, granite, or other natural stones.

Other ways to update the kitchen would be to install a mid-price sink and faucet, replace the stove with a new energy efficient model.

You can spend a ton of money on a kitchen remodel. If you intend to stay in the house for a long period of time you may want to but if you plan to put your house on the market soon you can have a very attractive and appealing kitchen for a lot less money.



**HAPPY NEW YEAR TO ALL THE RESIDENTS AND
THEIR FAMILIES IN WICKHAM FOREST.**

Wickham Forest Homeowners Association Annual Meeting

Please plan to attend the next annual meeting in February 2011. Besides voting for Board of Directors, proposed covenant changes will be on the ballot.

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

Wickham Forest ARC Meeting Summary

November 16, 2010

Members present:

- ◇ John Baker
- ◇ Tina Borchers
- ◇ Christine Hattermann
- ◇ Georgette McWilliams
- ◇ Bernadette Pinto
- ◇ Ingrid Smith

Items approved:

- ◇ 2600 Forest Run Dr.- Repainting walkway and driveway- Valspar- tan
- ◇ 2680 Forest Run Dr.- Replacement of roof.
- ◇ 2710 Forest Run Dr.- Exterior painting
 - ◇ Main Color- Pale Sagebrush (ECC-38-1)
 - ◇ Trim- Icy Tundra (ECC-38-2)
 - ◇ Accent- Sea Fern (ECC- 38-3)
- ◇ 2870 Forest Run Dr.- Exterior painting
 - ◇ Main Color- Martha Stewart Living Natural Twine (MSL 217)
 - ◇ Trim- Martha Stewart Living Bond Folder (MSL- 255)
- ◇ 4280 Wood Haven Dr.-Installation of Lattice Fencing to cover trash cans)

Items denied: None

The ARC requests approval of a new member- Christine Hattermann to our board. We welcome her interest in the ARC, and her willingness to help out with our group.

The Wickham Forest ARC would like to remind homeowners to read the covenants regarding exterior home improvements before submitting requests. Some home improvements can be done without ARC approval, and others need to be within the covenant guidelines for colors and size. If you have any questions, you are most welcome to contact someone on the ARC.

Our next meeting is scheduled for January 18th 2011. The ARC normally meets the 3rd Tuesday of each month.

Architectural Review Committee Meeting

Tuesday, January 18, 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]