

Wickham Forest Homeowner's Association

<http://www.wickhamforest.com>

April 2013

Annual Community Yard Sale

Saturday, May 4th from 8:00 AM to 2:00 PM

Wickham Forest will post signs and place an advertisement in the local newspaper.

Covenant Violations

I was recently questioned about how violations of the HOA covenants are assessed. As all homeowners and renters are members of the Association, I felt it would be best to present that answer in the newsletter, so that everyone has the same information.

The condition of our community is very important in maintaining the value of all of our homes. It is not the intention or purpose of the board to indiscriminately fine residents for violations to the agreed upon covenants. I'm sure most residents purchased a home here because Wickham Forest is one of the most desirable neighborhoods in Melbourne. Unlike many deed restricted communities, we do not hire an outside management company to actively seek out and enforce the covenants. Ours is an all volunteer board comprised of dedicated residents.

Any resident lodging a complaint must include their name and address as an indication of sincere concern for our neighborhood. The identify of the homeowner who reported the violation is kept confidential and not released to the homeowner. Anonymous complaints will not be entertained by the board.

Of course, if in the course of our daily activities violations are noticed, they will be brought to the attention of the homeowner.

Violations are verified by at least one other board member before a letter is sent indicating the situation to the homeowner.

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
Ted Byerly
WFCitizensWatch@gmail.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
secretary@wickhamforest.com

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

North Melbourne HOA Alliance
www.northmelbournehomeownersalliance.com

WICKHAM FOREST HOME OWNERS ASSOICATION BOARD MEETING

Date: February 21, 2013

Subject: WFHOA Board of Directors Meeting:

Call to Order: The Board of Directors meeting was called to order at 7:05 PM at First Baptist Church of South Brevard. Proper notice was given.

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

Board Meeting Minutes: The minutes from the January 2013 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.

2nd Vice President's Report: There were 3 letters sent out since the last meeting: all for parking.

1st Vice President's Report:

- Flowers for the front entrance will be ordered and installed within the next couple weeks.
- The conservation area is doing fine. The mowing is continuing on a scheduled basis.
- Mary has an appointment to pick up the Letter of Trespass for the homes in Sherwood. The letter is good for 5 years (2/22/2013-2/21/2018)
- Retention Pond repairs - There are 3 areas left to be completed: 1 on Bent Pine, and 2 on Forest Run. The price may increase slightly because the estimate was received 4 years ago.

New Business:

- The fence along the Bent Pine retention pond is in need of repair. There are 2 sections that have been damaged. Ed will contact Atlantic Fence to have the repairs completed.

Ballot Results:

- The 2013 Budget was approved
- Board members: Ingrid Smith, Mary Greenfield, Lane Smith, Ed Clark and Duane Charter were all elected to serve on the Board.

Adjourned: The meeting was adjourned at 7:35 PM.

WFHOA TREASURERS REPORT

2-1-2013 - 2-28-2013

INCOME

Dues	\$13,851.00
Fines	

TOTAL INCOME	TOTAL	\$13,851.00
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EXPENSES

Administrative Expenses:

Office Supplies	
Newsletter	\$180.36
Meeting Room	\$75.00

TOTAL	\$255.36
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OPERATING EXPENSES:

FPL	\$122.78
PO Box Rent	
Insurance	
Postage	

TOTAL	\$122.78
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MAINTENANCE EXPENSES:

Ponds Qrtly	
Ponds	
Mowing	\$300.00
Entrance Plants	

TOTAL	\$300.00
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TOTAL EXPENSES	\$678.14
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CASH ON HAND:

Chase Checking	\$29,149.05
Chase Savings	\$4,395.98
Bank of America CD	\$8,066.70

TOTAL	\$41,611.73
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WF Board of Directors Meeting
Thursday, April 18, 2013 AT 7:30PM
2540 Red Maple Place

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.

It is not the desire of the board to fine homeowners - neither the homeowner or the board enjoy the process. The board would much rather focus on maintaining common property and working together with homeowners to try and keep our neighborhood beautiful and safe. In the event a homeowner is fined for a parking violation, the fines cannot be removed by the board without direction from the appeals committee. Please know that lack of action by the homeowner to address any fines is not beneficial to the homeowner; unpaid fines accrue interest just as unpaid yearly dues accrue interest. If you have received a fine which you feel is unjustified, you certainly have the right to contact the appeals committee at appeals@wickhamforest.com. They will review the matter and the board will abide by whatever decision the committee determines. No board member is allowed to be part of the appeals committee.

For homeowners with multiple vehicles occupying the driveway, juggling vehicles to keep them off the street is probably not easy. Other homeowners in similar situations have widened their driveways to alleviate this problem. If you decide to widen your driveway, please obtain approval from the ARC before beginning.



PET CARE

When walking your dog, remember to pick up the waste and dispose of it properly. Leaving the waste on the ground increases public health risks by allowing harmful bacteria and nutrients to wash into the storm drains.

Besides being inconsiderate to your neighbors, it is a violation of Melbourne Ordinance. Additionally, the Wickham Forest 2010 Covenants identifies failure to clean up after you pet as an infraction that can be assessed a fine of \$50 per violation if you are observed (Section 7.5c).

Identity Theft and Tax Season

<http://sa18.state.fl.us/>

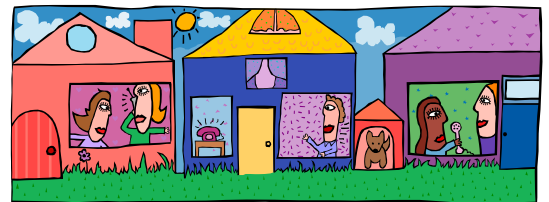


It's that most wonderful time of the year-Income Tax Season! This year, the Internal Revenue Service is noting a significant increase in enterprising criminals who are actively running several scams to try and divest you of your tax returns. The IRS is reporting a growing number of cases of identity theft in tax filings and returns. They now have more than 3,000 agents dedicated to these cases. Once a criminal has stolen key pieces of your personal information, such as your social security number or your tax payer identification number, any one of a number of frauds may occur. The bottom line is if a scam artist files for a tax refund using your identity, you could experience a delayed refund that takes several years to clear up. The IRS suggests carefully protecting personal information, such as your social security number, never giving it out over the phone and giving it to a business only when a law requires it. If you suspect your identity has been stolen, you can contact the IRS Identity Protection Specialized Unit at 800-908-4490, extension 245. Taxpayers looking for additional information can also consult the special identity protection page on IRS.gov.

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. Seek 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.



WELCOME NEW RESIDENTS

The board would like to welcome you to the 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.

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.
2. **Bulk Items:** You do not need to call Waste Management to schedule a pickup bulk items (including furniture). These items can be placed at the curb on Fridays. The truck that picks up the yard trash will make note of the address and return later in the day to pick up bulk items. They will be automatically picked up as long as nothing was longer than 4 ft.; the same as yard trash. information, contact Waste Management at 321-723-4455.
3. **Electronics:** You still need to call to arrange a special pick up for appliances and electronics.
4. **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.
5. 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) 468-8243
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



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

This is the time of year to look at your house and roof for mildew. The weather is getting better, and now is a great time to remove the mildew. Please be proactive and take action to remove all mildew from your homes. Along with the house and roof, please check your driveway and sidewalk for mildew.

Newsletter Articles Wanted

We would like to invite homeowners to submit articles for publication in the Wickham Forest Newsletters. Articles can be on any subject, but should be informative and of value to WF homeowners.

All submissions will include the name of person submitting the article. If you prefer that your name is not published, please let me know when submitting the article. The article will be published as "submitted by homeowner".

Articles will be published on a space-available basis, with the Board maintaining editorial rights, and the final determination to publish or reject any article.

Architectural Review Committee Meeting

Tuesday, April 16, 2013 AT 7:30PM

2580 Red Maple Place

(Continued from page 8)

Attention WF residents: Spring special Savings through your neighborhood Massey "guy" . Call Ryan @ Massey Services [321.525.5575](tel:321.525.5575) by April 6 for *special* pricing on all your spring landscape/irrigation, pest, and termite services. (Ryan is a family friend of Nancy Phillips)

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 www.martinlegal.net.

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.

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.

LEMONGRASS SPA PRODUCTS: Organic/Handmade Body Products & Make-up free from toxins or chemicals! AFFORDABLE! Pamper Yourself at HOME Spa Parties! Shop online: www.OurLemongrassSpa.com/1680. Call Tiffany Ford (Wickham Forest Resident) for a catalog! 321.213.1721 or tiffanystouch@gmail.com.

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.

Soffit & Siding Installations and Repairs.- (Wickham Forest resident) 25 years experience in Brevard County. Call Curt Austin @ [321-506-4011](tel:321-506-4011) for a free estimate. Brevard County license 885059119

Premier Designs High Fashion Jewelry: High quality designer inspired affordably priced high fashion jewelry. Buy for yourself or someone else, there is something for everyone! One on one personal shopping or Have a few girlfriends over for your personal style show and earn FREE jewelry! (Wickham Forest resident) Gina Zlotorzynski 321-604-0764 or GlitzeeGirlee@cfl.rr.com.

Home Party Divas: Do you have a home party direct selling business? Increase sales, bookings, recruits and network your business! Become a member or be a guest at our monthly meetings. (Wickham Forest resident) Gina Zlotorzynski 321-604-0764 or Gina@homepartydivas.com

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

FINANCIAL ADVISOR: Susan H. Seybold. Edward Jones - Making Sense of Investing. Forest Plaza - [321-255-1770](tel:321-255-1770)

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.

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

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.

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

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.

HOUSE CLEANING: Good rates and references. WF resident. Contact Crusita at 757-3180 [120112]

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 SITTING: Good rates and references. WF resident. Contact Crusita at 757-3180 [120112]

PET CARE SERVICES: Veterinarian tech 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. [040111]

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 .

PC Repair Available also on evenings and weekends. Contact Danny at (321) 298-7633. I am a current Wickham Forest resident.

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.

Excellent condition oak finished Yamaha M450 Upright Piano w/matching bench. Piano has been kept in a climate controlled environment and barely used. Asking \$2,150 cash or certified check. Buyer is responsible for pick-up and delivery. Call Joe at 321-253-0843 or 321-543-0179.

(WEEKLY POOL SERVICE Call your Neighbor Jake Nichols Special Price for WF Homes: \$75/month (most pools) Nichols Painting and Pressure Cleaning, Inc. 242-7722 License #731683853

AVON PRODUCTS -- Lots of great products. Shop online at www.youravon.com/cwells2751 or call me Cindy Wells 242-7517. Resident since 1999.

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]

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

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.

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