

Wickham Forest Homeowner's Association

<http://www.wickhamforest.com>

September, 2014

Featured Article

Wickham Forest: Did you Know?

Wickham Forest consists of 317 deeded lots with homes. The community was started by the developer, Wickham Forrest Development Corp in 1989. There were 4 planned phases within the community with many of the homes being built between 1990-1994. There were several builders who constructed homes in the community but some of most notable were Lennar Homes, Tiffany Homes, Centex, and Mercedes Homes. All the homes in the community were built as 3 bedroom or 4 bedroom homes that ranged from 1323 sq ft under air to 2839 sq ft under air.

A recent climb in the market has seen prices increase in the community since 2010 and many of the short-sale and foreclosure homes are disappearing from the market. For the 12 months starting Aug 1, 2013 and ending July 31, 2014, there were 11 home sales in the community with 9 being standard sales and the other 2 bank foreclosure sales. The sales prices ranged from \$145,000 - \$280,900 with a median sales price of \$179,000. The homes were under contract with a buyer between 7 and 42 days with most of them under 25 days. There is currently just one home listed as "Active" for sale and one other "Pending" with a contract as of the writing of this article.

In summary, we can be assured that we have a recovery in the real estate market and although we are not near the artificially high prices of 2005-2007 years, we have reached a fair price point with a stable real estate market. With inventory being at an all-time low in Brevard County, it is a seller's market and a good time to sell. Should you want more information about your community or a FREE Market Analysis report to determine the value of your home, feel free to contact me, your local neighborhood Real Estate Agent.

Steve Nieroda
Realtor/Owner
EXIT 1st Class Realty
321-626-2856

Steve is this month's contributing writer and has more than 20 years' experience in Real Estate and has sold almost 400 properties in Brevard County since 2005. Steve is also the owner of one of the largest EXIT Realty franchises in Florida with 70+ agents within his 3 offices locally in Brevard County. His Melbourne office is located just 1/2 mile north of Wickham Forest at 4865 Wickham Rd, Melbourne.

Wickham Forest
Homeowners Association, Inc.
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FAX: (888) 851-4645

CONTACTS

Association Board

Ingrid Smith, President

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President@wickhamforest.com

Mary Greenfield

1st Vice President

(321) 253-0328
1stvicepresident@wickhamforest.com

Nancy Phillips, 2nd Vice President

(321) 255-1596
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Marcella Johnson, Secretary

(321) 253-4811
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Ed Clark, Treasurer

(321) 255-9476
Treasurer@wickhamforest.com

Neighborhood Watch

Ted Byerly
WFCitizensWatch@gmail.com

Architectural Review Committee

Carol Theiler, Chairperson

(321) 259-7400

- Laura Kucharyson,
- Susie Nichols
- Linda Beckwith
- Georgette McWilliams
- Dan Reichel
- Nancy Cassell (alt)
- Bernadette Pinto (alt)

Webmaster

Duane Charter 255-8382
secretary@wickhamforest.com

Wickham Forest Website

<http://www.wickhamforest.com>

North Melbourne HOA Alliance

www.northmelbournehomewonersalliance.com

ARC GUIDELINES

The HOA board understands that trends in house colors have changed over the years and so is working on updating the official color book. The guidelines used by the ARC for evaluating color schemes essentially remains intact, conforming to the guidelines in the Official Color Book for house, trim and accent (i.e. the front door). The selected colors need to be considered in relation to :

- ☐ Roof color
- ☐ Any brick or stone color
- ☐ Color of adjacent homes
- ☐ Compatibility of house and trim colors

When submitting a request for house painting to the ARC the homeowner needs to include:

- ☐ Color name, number and manufacturer(if your color choice is already on a home somewhere in the neighborhood the ARC chair can provide you with this information) along with a sample of colors attached to the form.

- ☐ Color garage door is to be painted
- ☐ Fascia, soffit and rain gutter color, if applicable(generally, these are left white, unless the trim is a pale neutral that matches the roof)
- ☐ Front door color, if applicable

In most cases, if new or unusual color combinations are being requested, samples of such color will need to be painted on the house so they can be evaluated for conformity to the standards. A tiny swatch of color in the paint store under fluorescent light may seem lovely, however, when it covers a whole house it can become overwhelming.

Some helpful tips when preparing to select house colors:

- ☐ non pastel shades and tones of a color look better with a white or cream trim.
- ☐ garage doors are not considered trim and should generally be painted the house color (doing so tends to make the house look larger) with the exception of:
 - If the house is a deeper tone with white trim , the garage door can be the trim color.
 - If the house is painted a light or medium shade of a single color (I.e. A light grey and a medium grey) the garage door can be painted the trim color.
- ☐ houses with double trim bands:
 - ☐ Paint both bands the same color
 - ☐ Paint them two shades of the same color
 - ☐ Do not paint unrelated colors.

WFHOA TREASURERS REPORT				
7-1-2014 - 7-31-2014				
INCOME				
Fees			\$50.00	
TOTAL INCOME		TOTAL	\$50.00	
EXPENSES				
Administrative Expenses:				
		TOTAL	\$0.00	
OPERATING EXPENSES:				
FPL			\$77.20	
		TOTAL	\$77.20	
MAINTENANCE EXPENSES:				
Ponds			\$290.00	
Mowing			\$450.00	
Excavation Mowing			\$700.00	
Mowing 4705 Willow Bend			\$100.00	
		TOTAL	\$1,540.00	
TOTAL EXPENSES			\$1,617.20	
CASH ON HAND:				
Chase Checking			\$28,937.25	
Chase Savings			\$12,492.13	
TOTAL			\$41,429.38	

Wickham Forest ARC Meeting Summary

Date: August 19, 2014

Members Present:

Carol Theiler

Susan Nichols

Dan Reichel

Georgette Mc Williams

Requests Approved: -

2285 Bent Pine Street

Install Hurricane impact windows and garage door

Replace front door with single hurricane impact door and side glass

4635 Willow Bend Drive – Exterior House and Trim Paint – (original colors)

House – White

Trim – grey

Install grey granite rock in existing garden area, also bordering walkway to front door and in front of house and 2 ft. section alongside of house to fence.

2441 Wildwood Drive – Exterior House and Trim Paint – (original colors)

House – White

Trim - Dark Grey

Garage Door – light grey

4455 Wild Oak Court – Exterior House and Trim Paint –

House – Richards 0170 – Blonde Shell

Trim- Richards – 0167 – First Date

Our next meeting will be September 16, at 4590 Willow Bend Drive

When sending ARC requests to the PO Box, please put ARC Request in bold letters on the envelope.

Most items are easily approved, and most questions easily answered. We are all working to make our Wickham Forest neighborhood the best and loveliest in the area!

Also, remember to check with the covenants or the ARC members if you have any questions regarding exterior changes. ARC committee meets the 3rd Tuesday of each month.

City of Melbourne Notices




Fertilizers HARM the Indian River Lagoon

It is illegal to apply them within 10 feet of any water body or to apply them if rain is likely.

Apply fertilizers sparingly if not at all.

Fertilizer application is regulated by the City of Melbourne Fertilizer Ordinance.
Know the rules before applying fertilizer to your landscape!
Ask questions at SWU@melbourneflorida.org or call (321) 608-7341





Grass Clippings HARM the Indian River Lagoon

It is **ILLEGAL** to blow them into the street, gutter, ponds, or any other type of water body.

Instead blow them back into your yard, or bag or compost them.

Blowing grass clippings into the street, gutter, or pond is prohibited by the City of Melbourne Fertilizer Ordinance (Section 27, Article IV) - The property owner and the person responsible for violating the ordinance can be fined \$200.

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### Melbourne Police Department & the Brevard County Crime Prevention Task Force

Invite You to Participate in **OPERATION SHRED**

October 3, 2014 9:00 AM - 11:00 AM | Melbourne Auditorium, 625 E. Hibiscus, MLB    FREE Document Shredding Event

\*\*3 Bag or Box Maximum\*\*

## 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

## Important WF Reminders

**IMPORTANT NOTICE TO HOMEOWNERS REGARDING LEASES** All WFHOA homeowners were asked in February 2014 to vote on an amendment to the WFHOA Declaration of Covenants. The Amendment to the WFHOA Declaration of Covenants passed by a majority vote. **Please refer to your copy that was mailed to you in June 2014 for your files.** The Amendment requires all WFHOA landlords to submit a copy of each lease agreement to the WFHOA Board in a timely manner. While most WF landlords have complied, a few lease copies are still outstanding. If you are a landlord, please make certain to comply with the directives as quickly as possible to avoid incurring fines. If your property is NOT leased or rented, please notify the board with that information, as well.

THE WFHOA BOARD THANKS YOU FOR ASSISTING WITH ALL UPDATES TO PROPERTY RECORDS.

**Yard waste reminder** In the recent past our yard waste pick up date was changed from the very convenient Monday to Friday, however the covenants have not changed.' Trash and yard waste shall not be placed at curbside earlier than 5:00 p.m. on the evening before scheduled pick up.' Most yard waste can be held in a trash can or two that can be kept screened from sight until Thursday evening. It only takes a few moments to haul a garbage can to the curb. If very large amounts of yard waste need to be removed the city should be called to schedule a special pick up. If you hire someone to trim your trees/shrubs they are

## **IMPORTANT NOTICE POND SAFETY**

**The HOA would like to remind residents that swimming in our ponds is not allowed.**

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BREVARD COUNTY TRIAD'S SENIOR FEST

Friday, October 3, 2014

Melbourne Auditorium, 625 Hibiscus Blvd

Hours 9AM - 2:00 PM

12:00 NOON FREE LUNCH by Dustin's Bar B Q

Features: * Senior Community Resources * Health Insurance Plans * Eye and Hearing Care * Medicare Benefits * Flu Shots * 90+ Vendors.

Free Paper Shredding 9 AM - 11 AM only. Free Admission and free parking

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 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)

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

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 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.

SUMMER PIANO LESSONS \$15/half hr. \$20/hr. . Ask about discounts. 1st lesson free. Call or text **Andrew Tamasy 321.482.6919** or E-mail: atamasy5@gmail.com .

(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

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.

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.

Semi-Permanent Eyelash Extensions: Medical Grade Adhesive, last 2-3 weeks before fill is needed - No more mascara!! Full set \$75, fill \$40. Full Body Spray Tanning - All Organic Solution, No orange residue!! \$35 Call or text Erin for appointment (321)536-6432.