

Wickham Forest Homeowner's Association

<http://www.wickhamforest.com>

April 2015



Important Notices

From
The Wickham Forest President

ANNUAL GARAGE SALE MAY 2, 2015

The Wickham Forest annual community garage sale will be held on **May 2, 2015, 8:00 AM–2:00 PM**, and advertised in our newsletter, NextDoor Wickham Forest as well as Craigslist. Signs will be posted at our entrance the previous day.

The WF Board has arranged to have **GOODWILL** come into the community to pick up any unsold items that homeowners would like to donate. The truck will drive through the neighborhood after 2 pm for pick up on Sat., May 2, 2015.



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 your pet is an infraction that can be assessed a fine of \$50 per violation if you are observed (Section 7.5c).

IMPORTANT NOTE Regarding WF Annual Fees

Currently, there are twenty (20) homeowners in WF delinquent in the WFHOA annual fees. If you have not already submitted your Annual Fees' payment, it is now considered LATE. Make arrangements to pay this as soon as possible.



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Homeowners Association, Inc.
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CONTACTS

Association Board

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1st Vice President

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1stvicepresident@wickhamforest.com

Nancy Phillips, 2nd Vice President

(321) 255-1596

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Marcella Johnson, Secretary

(321) 253-4811

Secretary@wickhamforest.com

Ed Clark, Treasurer

(321) 255-9476

Treasurer@wickhamforest.com

Architectural Review Committee

Carol Theiler, Chairperson

(321) 259-7400

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

Webmaster

Duane Charter (321) 255-8382
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Wickham Forest Website

<http://www.wickhamforest.com>

North Melbourne HOA Alliance

www.northmelbournehomewonersalliance.com

MESSAGE FROM YOUR WFHOA PRESIDENT

Understanding your HOA or “Why did I get a violation letter?”

By

Ingrid Smith, WFHOA President

Many neighborhoods in Florida are governed by Homeowners Associations. These in turn are regulated by the Laws of the State of Florida, in particular 720.301. According to this law, membership in the HOA is mandatory for all property owners. Not all realtors or Title Companies will point this fact out at closing. However, not being aware does not release you from your responsibility to abide by the covenants of your HOA. The mission of each HOA is to effectively maintain the community in order to preserve property values.

The HOA understands that residents have busy lives and often have hectic schedules to follow. Day by day, it's very easy not to notice your home's increasing need for maintenance. Therefore, periodically the HOA must evaluate the appearance of the neighborhood. Areas of concern include but not limited to: mold on sidewalks, driveways, houses and roofs, or overgrown and unkempt lawns and/or flower gardens. These are areas of upkeep, when neglected, reduce the value of not only your home but those surrounding your home. In keeping with regulations placed on HOAs, It is the duty of the HOA to remind residents of such maintenance issues in order to keep the neighborhood in good condition. That is then, the reason for letters of violation to be sent.

Your HOA listens to your suggestions and your needs. Recently, it was suggested that the violation letters were a bit harsh; thus, an updated revision of the letter allows for a friendlier tone. Your HOA often posts items of concern in the monthly newsletter and on the WF website so that residents can be proactive and manage maintenance issues before a letter is sent out. Your HOA works with you. Should you receive a letter of violation and have begun preparations prior, let a HOA board officer know the situation and discuss solutions. Communication with the HOA board eliminates unnecessary letters being mailed.

SPECIAL NOTE: the WFHOA newsletter is available on the WF website and the NextDoor Wickham Forest for your viewing OR, at your request, it will be emailed to you, or printed and delivered to your home.

WFHOA TREASURERS REPORT

2/01/2015 - 2/28/3025

INCOME

Dues	\$15,336.00
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TOTAL INCOME	TOTAL	\$15,336.00
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EXPENSES

Administrative Expenses:

Corporate Report	\$70.00
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Office Supplies	\$80.75
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TOTAL	\$150.75
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OPERATING EXPENSES:

FPL	\$79.44
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Postage	\$62.00
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Holiday Decora- tions	\$283.19
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TOTAL	\$424.63
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MAINTENANCE EXPENSES:

Ponds	\$290.00
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Mowing	\$450.00
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Mowing 4705 Wil- low Bend	\$50.00
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TOTAL	\$790.00
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TOTAL EXPENS- ES	\$1,365.38
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CASH ON HAND:

Chase Checking	\$43,355.46
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Chase Savings	\$12,496.69
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TOTAL	\$55,852.15
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Wickham Forest ARC Meeting Summary

Date : March 11, 2015

Members Present:

Carol Theiler
Susan Nichols
Dan Reichel

Requests Approved:

- 2430 Wild Wood Drive
Paint Driveway - Richards 4521 Concrete Gray
- 2440 Wild Wood Drive
Amend approved request for pavers to extend to street
- 2595 Wild Wood Drive
Installation of Photovoltaic Panels on Roof
- 2250 Bent Pine Street
Remove Live Oak next to driveway
- 4605 Willow Bend Drive
Exterior House/Trim Paint
House/Garage Door - Richards 0292 Privileged
Trim - Richards 0381 Sonata
- 4460 Wild Oak Court
Amend Approved Request to Paint Garage Door Richards ss - 209 Sand Trail
- 2655 Forest Run Drive
Replace Existing Fence on West Side of House
- 2680 Forest Run Drive
Exterior House/Trim Paint and Install 2 Bahama Shutters on West Side of House
House - Valspar 6003-2A Artichoke
Trim - Cream
Front Door - Ralph Lauren RL4218 Oculus Blue



Requests Pending:

- 2645 Wild Wood Drive - Exterior House / Trim Paint
 - 2575 Red Maple Place - Exterior House / Trim Paint
- Our next meeting will be April 15, at 4590 Willow Bend Drive

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 2nd Wednesday of each month.

AN IMPORTANT FRIENDLY REMINDER:

The ARC Committee is unable to consider requests for painting without a color sample. We cannot take just a name or "same as before". Requests submitted without proper documentation just delay the approval of your request. Thank you, for all of your cooperation.

Wickham Forest Newsletter is now digital

Your copy of the Wickham Forest Monthly Newsletter is available each month online at www.wickhamforest.com. It is also available online at the NextDoor Wickham Forest website. Both sites will allow you to print your copy at home.



If you wish to receive a hard-copy of the WF Monthly Newsletter, please notify the publisher by sending an E-mail to board@wickhamforest.com with your name and address, along with a brief message that you prefer to receive the newsletter on paper. Or contact one of the board officers, asking for a paper copy. Someone will be happy to deliver a copy to you.

IMPORTANT Yard waste reminder

Yard waste is collected by the City on Friday. WF covenants regarding yard waste have not changed. Trash and yard waste shall not be placed at curbside earlier than 5:00 p.m. on Thursday, the evening before scheduled pick up. **VIOLATION LETTERS WILL BE SENT WITH POSSIBLE FINES.** If



you have telephoned the City for pick-up, please take a moment to notify the Board so you do not receive a violation notice.

If very large amounts of yard waste need to be removed, the city should be called (321.953.6302) as located on page 6 of this newsletter) to schedule a special pick up. If you hire someone to trim your trees/shrubs they are required to haul the debris away. Unlicensed/uninsured vendors may not provide complete service and could present possible legal problems for the homeowner.

STREET PARKING - BEWARE OF PENDING FINES

Our covenants state that street parking is not allowed except in special circumstances. Parking on the lawns is NEVER allowed (including the lawn between the sidewalk and street). It is not a covenant violation if you park your vehicle on the street the wrong way or block the sidewalk. However, it is a city ordinance violation and you are susceptible to ticketing by the Melbourne Police. If you are parking on the street, know you are at risk of being fined \$50 PER occurrence. The board will not be sending warning letters to homeowners who have received parking notices in the previous 12 months. The board will proceed directly to fines.

This notice serves as a reminder to all homeowners to park in ages or driveways. Violators will start seeing letters and possible fines in the near future.



their gar-
tential

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) 608-6731 (MPD1)
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 AND WF RENTALS

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. This information can also be located online at wickhamforest.com, under covenants, sec11.1. 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 you have a second address but 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.

SIDEWALKS

Please keep in mind that cleaning the sidewalks adjoining or on your property is the responsibility of the homeowners. It is the WF homeowners who need to keep these areas clean and free of debris. If you have cracked/heaved sections of sidewalk along the street, **please call the City of Melbourne Streets Department (321-953-6231)**.

Also, please telephone the City of Melbourne Streets Department should “potholes” occur on your street or any other street in WF.

SIDEWALKS, DRIVEWAYS, HOUSES AND MILDEW

It seems our Florida warm weather, accompanied by extra rain has increased the growth of mildew on sidewalks, driveways, roofs and houses. Not only does mildew and other stains impair the appearance of your property; when wet, mildew as well as leaves and acorns can become slippery and become a potential danger for those walking by. Please check your property and remedy the issues. Letters of reminder have been and will be mailed if your house remains in violation. If you have already taken care of this, thank you for being proactive and considerate of our neighborhood.



For Your Information

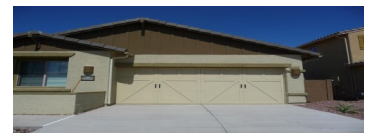
Nextdoor Wickham Forest A Neighborhood Communication Tool

HELP NEXTDOOR WICKHAM FOREST reach 100 strong. Invite your neighbors to participate. This site has rapidly become a source of important notices from the city, from your neighbors and from your HOA.

From past newsletter articles, residents are probably aware that Nextdoor Wickham Forest was created for specifically Wickham Forest by a Wickham Forest resident, who himself works in security. The facilitator of WF monitors the content that is posted. Nextdoor Wickham Forest empowers residents to have the availability to notify other neighbors quickly of security issues within WF. Residents can also post classified in a special section, receive notices from MPD in case of emergencies or road closures, etc. Should someone post a message that you are invited to a game or a give-away and you are not interested, simply delete your message, BUT keep watching for home security notices. Nextdoor Wickham Forest is now connected to the Melbourne Police Department, receiving important messages pertinent to WF and surrounding neighborhoods. Nextdoor includes Classified, Crime and Safety, Free items, Lost and Found, Recommendations and you can even read WFHOA monthly Newletters. Ask a neighbor to invite you or visit www.WickhamForest.NextDoor.com to request membership permission.

Open Garage Door is Open Invitation for theft!

The Melbourne Police department continues to stress that leaving your garage door open is inviting theft—even during the day when you are home. It only takes seconds for somebody to run up and grab some valuable tool or equipment and be gone.



Don't help these individuals— close your garage door when you are not working in the garage.

TIME TO CHANGE....

Change the batteries in your smoke alarms.

Changing smoke alarm batteries at least once a year and testing your alarms on a regular basis are simple life-saving steps that everyone should take. A properly working smoke alarm can give you the extra seconds you need to escape a fire — especially at night when most people are asleep. For more information and guidance on proper installation and testing of smoke alarms, visit the [National Fire Protection Agency's website](#).

Change your lawn-watering schedule.

Lawn-watering restrictions also changed Sunday, Mar 8, 2015. During Daylight Saving Time irrigation is limited to no more than two days per week on scheduled days. Residential irrigation is allowed on Wednesdays and Saturdays at addresses that end in an odd number or have no address and on Thursdays and Sundays at addresses that end in an even number. Nonresidential irrigation is allowed on Tuesday and Friday. For more information about watering restrictions, visit the [St. Johns River Water Management District's Website](#)