

# Wickham Forest Homeowner's Association

<http://www.wickhamforest.com>

November 2015

## **WICKHAM FOREST BOARD MEMBERS NEEDED NOW IS THE**

**TIME TO VOLUNTEER FOR THE 2016 WFHOA BOARD.** Contact a current board member to request your name be placed on the 2016 ballot. OR consider serving on the Architectural Review Committee (ARC). New people and fresh ideas keep our HOA moving into the future.



## **LAWN TRASH VIOLATIONS ARE A CONCERN.**

Lawn/yard trash placed curbside BEFORE 5:00 PM on evening prior to pick-up is becoming more and more a concern. The board will consider implementing an immediate fine without a grace period at the November board meeting. PLEASE, respect your neighbors in following this covenants' regulation. Should you have an exceptional need with lawn trash, contact the board for special arrangements. Also, notify the board immediately should you arrange a special pick-up with the City. Otherwise fines may be sent.

**NEW EMAIL ADDRESS for WHOA BOARD** When contacting any board member in the future, please use [wickham-forest@googlegroups.com](mailto:wickham-forest@googlegroups.com). Other email addresses are no longer used.

**Christmas Decorations Contest** Continuing with past tradition, WF will once again sponsor a Christmas decorating contest. 3 homes will be selected for their creativity and holiday spirit and presented with a monetary award. **Judging will begin Sunday, December 20, 2015 at 7:00 PM.**

**Mold/ Mildew issues once again.** Due to an extremely wet and humid summer and autumn, we have an excessive amount of mildew on houses, roofs, sidewalks, and driveway. PLEASE be pro-active in cleaning before violation letters are mailed early November.



Wickham Forest  
Homeowners Association, Inc.  
PO Box 410621  
Melbourne FL 32941-0621  
FAX: (888) 851-4645

## **CONTACTS**

### **Association Board**

**Wickham-  
Forest@Googlegroups.com**

**Ingrid Smith, President**  
(607)427-7170

**Mary Greenfield**  
**1st Vice President**  
(321) 253-0328

**Nancy Phillips, 2nd Vice President**  
(321) 255-1596

**Marcella Johnson, Secretary**  
(321) 253-4811

**Ed Clark, Treasurer**  
(321) 255-9476

**Architectural Review Committee**  
**Carol Theiler, Chairperson**  
(321) 259-7400

- Susie Nichols
- Linda Beckwith
- Georgette McWilliams
- Dan Reichel
- Nancy Cassell (alt)
- Bernadette Pinto (alt)
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**Webmaster**  
Duane Charter (321) 255-8382

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

**North Melbourne HOA Alliance**  
[www.northmelbournehomewonersalliance.com](http://www.northmelbournehomewonersalliance.com)

## Wickham Forest HOA Board of Directors Meeting

**Date:** October 14, 2015

**Determination of Quorum:** President Ingrid Smith, 1<sup>st</sup> Vice President Mary Greenfield, 2<sup>nd</sup> Vice President Nancy Phillips and Treasurer Ed Clark.

**Meeting Convened:** 7:04 PM

Minutes of previous meeting approved.

### 1st Vice President Report

- \* Red Maple Pond has increased algae and grass growth. ECOR will be requested to investigate the cause.
- \* Entrance gardens will be mulched before end of 2015

### 2<sup>nd</sup> Vice President Report

- \*Following violation letters were mailed between June 18 and October 14, 2015 improper parking 14. Commercial Vehicles 2. Mildew/Mold 10. RV 2. Boats 2. Dead Vegetation 3. Dead Vegetation 3. Garbage Cans 2. Yard Trash 7. Structure Damage 3. Lawn Maintenance 1. Trailer 2.
- \*2775 Forest Run/chain link fence will be turned over to HOA Attorney for solutions.

**Treasurer Report** Approved as printed

### New Business

- \*Preparations to be made for HOA renewal
- \* All stored documents will be scanned as digital documents.
- \* Christmas Decoration Contest is scheduled for December 20, 2015, 7:00 PM. \*\$500 will be allocated for renewal of Christmas decoration at the WF entrance.
- \*WFHOA Board of Directors will subscribe as a partnering member of Nextdoor-Wickham Forest.
- \* Solicit from all homeowners practical and long-lasting mildew/mold remover methods for houses, roofs, driveways and sidewalks.
- \*\*\*\* **IMPORTANT: The board will consider, beginning December 1, 2015 to eliminate a grace period for lawn trash placed by the curb earlier than 5:00 PM the evening prior to pick-up. A fine may immediately be mailed. Should you have a large amount that needs to be placed curbside early, call the City Waste Management and notify the board immediately.** Professional tree service companies who are hired to do the work must haul all rubbish away. Otherwise a fine will be sent. \*\*\*\***Landlords, please notify the Board with your leasing details, including (but not limited to) the names of tenants and length of lease term.**

### Old Business

In effort to correct the email issues, the WFHOA board will receive **all board email at [wickham-forest@googlegroups.com](mailto:wickham-forest@googlegroups.com)** . The board wishes to thank our Web Master for correcting this.

**Homeowners' Comments/Questions:** The Board encourages and welcomes each resident in WF to attend the Board meetings and appreciates each and every comment. To those who attended the board thanks you. Your comments and input were most valuable.

Next WFHOA Board of Directors Meeting is scheduled for Wednesday, November 11, 2015. Check the website for location.

Respectfully submitted by substitute secretary, Nancy Phillips

## WFHOA TREASURERS REPORT

9-1-2015 - 9-30-2015

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### INCOME

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Dues	\$108.00
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<b>TOTAL INCOME</b>	<b>TOTAL</b>	<b>\$108.00</b>
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### EXPENSES

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#### Administrative Ex- penses:

**TOTAL**

#### OPERATING EX- PENSES:

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FPL	\$79.09
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Postage	\$62.00
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<b>TOTAL</b>	<b>\$141.09</b>
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#### MAINTENANCE EXPENSES:

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Ponds	\$290.00
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Mowing	\$450.00
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Excavation Mowing & Repairs	\$600.00
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<b>TOTAL</b>	<b>\$1,340.00</b>
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<b>TOTAL EXPENSES</b>	<b>\$1,481.09</b>
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#### CASH ON HAND:

Chase Checking	\$42,929.06
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Chase Savings	\$12,500.34
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<b>TOTAL</b>	<b>\$55,429.40</b>
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## Wickham Forest ARC Meeting Summary

Date : October 14, 2015

### Members Present:

Carol Theiler  
Georgette Mc Williams  
Dan Reichel  
Linda Beckwith



### Requests Approved:

2865 Forest Run Drive

INSTALL WHITE VINYL SCREEN FOR WASTE CONTAINERS  
ADD SHRUBS AND PALM TREE

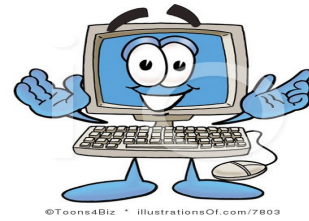
Our next meeting will be November 11, 7:00 P.M., at 4590 Willow Bend Drive

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 2<sup>nd</sup> Wednesday of each month.

**KEEP WICKHAM FOREST BEAUTIFUL**

## Wickham Forest Newsletter is now digital

Your copy of the Wickham Forest Monthly Newsletter is available each month online at [www.wickhamforest.com](http://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 [wickhamforest@gmail.com](mailto:wickhamforest@gmail.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 day.** 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 their garages or driveways. Violators will start seeing letters and potential fines in the near future.



## 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. **Waste Management will NOT pick up any yard trash in plastic bags.**
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. Only items in the recycling container will be picked up on Wednesday. Large loose items will be picked up on Friday.
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](http://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.

### **IMPORTANT NOTICE REGARDING SIDEWALKS, DRIVEWAYS, HOUSES AND MILDEW**

**THANK YOU WICKHAM FOREST FOR BEING PRO-ACTIVE!!!** Many WF sidewalks and driveways are now in need of pressure cleaning due to a warm, rainy and humid summer. Please be pro-active and clean before letters are sent.

#### **Sidewalks and Driveways**

The WFHOA will begin its review of houses, roof, sidewalks and driveways in our neighborhood which are moldy and/or stained with iron. Reminders for cleaning will soon be mailed.

Very dark mold and/or iron stains can be tenacious and difficult to remove. Several neighbors have reported that chlorine brushed on prior to pressure cleaning yields satisfactory results. Others report home improvement stores offer other solutions to cleaning concrete. Call home improvement stores for solutions to remove iron stains. IF you are unable to get the work done right away, please notify the HOA with a call or email indicating that you are aware of the issue and have a plan to see the work complete.

#### **Houses and Roofs**

Letters of reminder will soon be mailed regarding **mildew on houses and roofs**. To avoid receiving such a letter, check NOW and clean these areas, as well. If you have already taken care of this, thank you for being pro-active and considerate of our neighborhood.



# For Your Information

## Back page Newsletter CLASSIFIEDS SPACE IS NOW AVAILABLE

Should any Wickham Forest resident business owner wish to promote his/her own business by offering a special discount on a temporary 3-month opportunity, please send a short word-ready advertisement with all details to Nancywfoha@gmail.com. Please know that publishing the promotion is at the discretion of the publisher.

The Wickham Forest Newsletter is published for the Wickham Forest homeowners by the Wickham Forest Homeowner's Association as a courtesy to all property owners and residents. The Association assumes no responsibility for article context or advertising message as submitted for inclusion in the newsletter. Advertising and articles are not endorsed by the Association nor is there any implied warranty by the Association.



## WICKHAM FOREST CLASSIFIED

Wickham Forest resident has an Ethan Allen French Country bedroom set for sale . \$2400 or best offer. Call Pam at 321.432.4031.

## BREVARD REAL ESTATE MARKET REPORT SEPTEMBER 2015

Market conditions continue to rebound, with the median sales price for a Brevard single family home up 32.6% to \$172,250, compared to \$129,900 a year ago. Current conditions favor sellers, with the supply of inventory homes down -23.5% to 2.7 months, compared to 3.6 months in September of 2014. With limited inventory, homes that are priced to market sell quickly. Top recent closings in **Wickham Forest** include 2820 Forest Run Drive, which sold in 8 days for \$290,000, and 2860 Forest Run Drive, which also sold in 8 days for \$285,000. Sales activity is robust, with closed sales up 11.8% to 880 homes, compared to 787 homes in September 2014. Lastly, it's positive to note that foreclosures are down -48.2%, and short sale closings have decreased -59.5% from a year ago. It's a great time to sell or buy a home!



**RE/MAX**  
Absolute Service Team

8255 North Wickham Road, Suite 101  
Melbourne, FL 32940  
Direct: 321-514-7288 Office: 321-452-9800

# \$500 DISCOUNT!

Sign a *new listing agreement* with Laureen between October 15, 2015 and January 31, 2016 and receive a \$500 credit at closing to use towards your closing costs! Interested in a free market analysis on your home?

Visit [www.laureenramsey.com](http://www.laureenramsey.com) or give me a call at 321-514-7288.