

# Wickham Forest Homeowner's Association

<http://www.wickhamforest.com>

September, 2015

## Important Notices

### ROOF AND HOUSE MILDEW REMOVAL



There have been several complaints about mildew on roofs and sides/fronts of houses. Be pro-active and clean your home now, if needed. Violation letters will soon be mailed.

Keeping our Neighborhood strong. This past July, the HOA board distributed a letter to every homeowner, new and established. We hope everyone has taken the time to read through it as this is such an important time.

WFHOA is nearly 25 years old. Typically at this point, HOAs continue to keep the neighborhood vital and desirable or they begin to fail. One needs only look at some other local areas to see what a neighborhood without an HOA would be like. Most residents want to keep a beautiful community. In order to do this, the board needs to be strong and continue.

WFHOA board is comprised of neighbors who volunteer their time and effort to maintain the quality of Wickham Forest. They are elected to their office by a majority vote of the homeowners once a year. We are always interested in input from the neighbors. In fact, more participation is a vital step to insure the HOA's continued success. NOW IS THE TIME TO CONSIDER VOLUNTEERING FOR THE 2016 WFHOA BOARD. Contact a current board member to request your name be placed on the 2016 ballot. Consider serving on the Architectural Review Committee (ARC). New people and fresh ideas keep our HOA moving into the future.

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

## CONTACTS

### Association Board

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#### Mary Greenfield

##### 1st Vice President

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#### Nancy Phillips, 2nd Vice President

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#### Marcella Johnson, Secretary

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#### Ed Clark, Treasurer

(321) 255-9476

[Edwfhoa@Gmail.com](mailto:Edwfhoa@Gmail.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

[wickhamforest@GMail.com](mailto:wickhamforest@GMail.com)

#### Wickham Forest Website

<http://www.wickhamforest.com>

#### North Melbourne HOA Alliance

[www.northmelbournehomewonersalliance.com](http://www.northmelbournehomewonersalliance.com)

**Back page Newsletter CLASSIFIEDS SOON TO BE 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 Nancywfhoa@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.



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**HURRICANE SEASON IS HERE!! BE PREPARED!**

With hurricane season upon us and the PEAK of the storm season is rapidly approaching, please ensure you are prepared with information that will assist you and your families during times of crisis. We hope that you never have to face such a crisis but, if you do, the following information will be helpful to you and your family. The old saying "better safe than sorry" is true.

**Prepare for a Hurricane**

Hurricanes threaten our safety and livelihood, presenting significant threats of flooding and wind damage. Meteorologists continue to predict active hurricane seasons for the foreseeable future, as well as above-average probability of major hurricane landfalls. The best way to prevent harm and reduce property damage is to be aware of the dangers posed by storms and to be prepared.

**Be prepared. Have a family communication plan**

Your family may not be together when disaster strikes, so plan how you will contact one another and review what you will do in different situations. If you have family outside the area, be sure to inform them of your plans. They will be worried and trying to contact you.

Locate shelters ahead of time. Make arrangements for your pets. It's very important to trim trees and shrubbery NOW as these become deadly during strong winds. Place all loose items inside a protected area. Check local weather and newspapers for a more comprehensive guide to storm preparation.



## WFHOA TREASURERS REPORT

7-102015 - 7-31-2015

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### INCOME

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|                          |            |
|--------------------------|------------|
| Dues (Returned<br>Check) | (\$208.00) |
|--------------------------|------------|

|                     |              |                   |
|---------------------|--------------|-------------------|
| <b>TOTAL INCOME</b> | <b>TOTAL</b> | <b>(\$208.00)</b> |
|---------------------|--------------|-------------------|

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### EXPENSES

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#### Administrative Expenses:

|                                      |          |
|--------------------------------------|----------|
| Office Supplies<br>(Scanner, labels) | \$603.29 |
|--------------------------------------|----------|

|           |         |
|-----------|---------|
| Bank Fees | \$12.00 |
|-----------|---------|

|              |                 |
|--------------|-----------------|
| <b>TOTAL</b> | <b>\$615.29</b> |
|--------------|-----------------|

#### OPERATING EXPENSES:

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|         |          |
|---------|----------|
| Postage | \$367.40 |
|---------|----------|

|            |          |
|------------|----------|
| Legal Fees | \$190.00 |
|------------|----------|

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|              |                 |
|--------------|-----------------|
| <b>TOTAL</b> | <b>\$557.40</b> |
|--------------|-----------------|

#### MAINTENANCE EXPENSES:

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|                  |          |
|------------------|----------|
| Pressure Washing | \$550.00 |
|------------------|----------|

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|              |                 |
|--------------|-----------------|
| <b>TOTAL</b> | <b>\$550.00</b> |
|--------------|-----------------|

|                       |                   |
|-----------------------|-------------------|
| <b>TOTAL EXPENSES</b> | <b>\$1,722.69</b> |
|-----------------------|-------------------|

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#### CASH ON HAND:

|                |             |
|----------------|-------------|
| Chase Checking | \$43,190.22 |
|----------------|-------------|

|               |             |
|---------------|-------------|
| Chase Savings | \$12,499.30 |
|---------------|-------------|

|              |                    |
|--------------|--------------------|
| <b>TOTAL</b> | <b>\$55,689.52</b> |
|--------------|--------------------|

## Wickham Forest ARC Meeting Summary

**Date : August 12, 2015**

### **Members Present:**

Carol Theiler  
Georgette Mc Williams  
Dan Reichel  
Susie Nichols  
Linda Beckwith

### **Requests Approved:**

2280 BENT PINE ST  
REPAINT FRONT DOOR  
Richards - Film Noir (0144 LRV 6)

4480 Sweet Bay Ave  
EXTERIOR HOUSE / TRIM PAINT  
House / Garage Door - Sherwin Williams -  
Renwick Rose- SW2804  
Trim - Sherwin Williams Pueblo - SW 7711



2500 Wildwood Drive  
REPLACE FENCE WITH WOOD BOARD ON BOARD

4705 Willow Bend Dr  
REPLACE ROOF WITH LIGHT BROWN ASHPALT SHINGLES  
EXTERIOR HOUSE / TRIM PAINT  
House - Sherwin Williams - Biscuit - SW 6112  
Trim / Garage Door - Sherwin Williams - SW7004

### **Requests Rejected:**

4230 Woodhaven Dr  
Extend Fence (awaiting documents)

**Our next meeting will be September 9, 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.

## 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.

### **SIDEWALKS, DRIVEWAYS, HOUSES AND MILDEW**

**THANK YOU WICKHAM FOREST!!! Most WF sidewalks and driveways have been cleaned. What a difference it has made in appearance!**

#### **Sidewalks and Driveways**

The WFHOA has completed its review of sidewalks and driveways in our neighborhood which were moldy and/or stained with iron. Reminders for cleaning these have been 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. 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

## Lawn Watering Restrictions in Brevard County and The City of Melbourne

Summer's hot temperatures often coincide with rising outdoor water use, primarily due to an increase in lawn and landscape watering. In most areas, the amount of water homeowners use to keep their lawns green or gardens lush spikes in the summer—two to four times as much water than they use the rest of the year! And those with timed outdoor watering systems often forget to monitor the weather or set their irrigation controllers back in the fall, leading to more over watering during the cooler months.

### Facts About Summertime Over watering

- Depending on the region, homeowners use between 30 and 60 percent of their water outdoors.
- Experts estimate that 50 percent of the water we use outdoors goes to waste from evaporation, wind, or runoff due to over watering.

### Simple Tips for Saving Water Outdoors

Homes with automatic irrigation systems can use about 50 percent more water outdoors than those without them. Check your summertime water bill—how does your warmer weather water use compare to winter months? Here are some tips for keeping water use under control:

- Timing is everything: Know how much water your landscape actually needs before you set your sprinkler. Generally, it's best to water lawns and landscapes in the early morning and late evening because significant amounts of water can be lost due to evaporation during the heat of the day.

- Look for the label: If your system uses a clock timer, consider upgrading to a WaterSense labeled controller.

WaterSense labeled irrigation controllers act like a thermostat for your lawn, using local weather data to determine when and how much to water, reducing waste and improving plant health. Learn more at [www.epa.gov/watersense/products/controltech.html](http://www.epa.gov/watersense/products/controltech.html).

- Go with a pro. Contractors certified through a Water- Sense labeled program can audit, install, or maintain home irrigation systems to ensure water isn't wasted. Make sure you ask for credentials.

- Tune up your system: Inspect irrigation systems and check for leaks and broken or clogged sprinkler heads. Fix sprinkler heads that are broken or spraying on the sidewalk, street, or driveway.

- Play zone defense: When planting, assign areas of your landscape different hydrozones depending on sun/shade exposure, soil and plant types, and type of sprinklers, then adjust your irrigation system or watering schedule based on those zones' specific needs. This helps you avoid over watering some areas or under watering others.

Even if your home doesn't have an irrigation system, there are a number of simple steps you can take to promote a healthier lawn and garden with less water this summer:

- Step on it: Grass doesn't always need water just because it's hot out. Step on the lawn, and if the grass springs back, it doesn't need water. An inexpensive soil moisture sensor can also show the amount of moisture at the plant's roots and discourage over watering.
  - Leave it long: Raise your lawn mower blade. Longer grass promotes deeper root growth, resulting in a more drought-resistant lawn, reduced evaporation, and fewer weeds.
  - Give your hose a break: Sweep driveways, sidewalks and steps rather than hosing them off. And don't forget to check for leaks at your spigot connection and tighten as necessary.
- For more tips on reducing outdoor water use, visit [www.epa.gov/watersense/outdoor](http://www.epa.gov/watersense/outdoor).