

Wickham Forest Homeowner's Association

<http://www.wickhamforest.com>

June 2016

Happy Fathers Day



Notes From WFHOA Board of Directors regarding violation

Letters: It is the hope of the WFHOA board that the following explanation answers some questions and concerns regarding violations and violations letters. This is, in no way, excusing any homeowner or renter from reading and understanding the covenants (and amendments) which have been filed and been in place since the land developer turned the subdivision over to the homeowners to maintain. Should a homeowner or a renter not have a copy of the covenants, it definitely is the responsibility of that person to seek out said document to read. The Covenants are online at www.wickhamforest.com and should have been presented at the time of home purchase or lease by your real estate personnel. If you still are in need of a copy of the covenants, please contact any board member who will make certain that you have a copy.

Now, to offer an explanation of procedure in event of violation.

It has been and will continue to be the policy of this board not to "patrol" the neighborhood in search of violations, but to expect and regard each property owner to be responsible in maintaining their property in accordance with the WFHOA covenants. When neighbors complain about violations, the board MUST do it's duty and respond with appropriate action.

Over the past several months, there were many complaints from neighbors about the deterioration of our neighborhood.

(Continued on page 2)

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

Carol Smith, Secretary
(321) 525-9517

Ed Clark, Treasurer
(321) 255-9476

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

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

Webmaster
Duane Charter (321) 255-8382

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

North Melbourne HOA Alliance
www.northmelbournehomeownersalliance.com

In particular, the complaints addressed increasing mildew on houses, roofs, driveways and sidewalks. There were complaints regarding garbage cans being stored in view from streets, commercial vehicles stored in driveways, vehicles parked in streets and on grass etc. Without question, such violations reduce the value of our community. The board must, according to the role of any HOA Board of Directors, take the appropriate action to remind homeowners that repairs and corrective needs be met as per the HOA covenants.

The WFHOA board has **required** over the past several years, upon **receipt of a possible violation**, that no less than two (2) board members visit the site **in question to confirm the accuracy of the complaint**. By doing this, and by keeping the source of a complaint anonymous, conflicts between neighbors have been reduced. Once a complaint **has been confirmed**, then, and only then is a violation letter mailed. **Occasionally**, violations **are** corrected before the violation letter arrives in the mail. Please know that it is understood, **NO ONE** enjoys receiving a letter of violation. Violation letters are form letters that were **developed** to meet legal standards and by-laws **of the state of Florida**. That **LEGAL** format **can sound threatening**. A “**more friendly**” type of notice has been attempted, however, without proper wording, it loses its validity as a legal document.

The **first** letter of violation allows ample time for the necessary repair to take place. Depending on the complexity of the violation, **3-30** days are generally **given** before a second notice is mailed (for example **3 days** for placing garbage cans/recycling bins as not to be visible from any road or adjacent property within sight distance of the lot, **30** days for removing mold/mildew from a roof or sidewalk.) The second notice again allows **3-30** days. After that, a third notice is sent, again allowing **3-30** days for correction, Following **9-90** days, if the violation(s) have not been corrected, a **\$50 per day fine** (as outlined in the covenants) is issued. Homeowners are encouraged to contact the board at their earliest convenience to indicate when a violation will be remedied or to make other arrangements. Please know that the issuing of fines is a rare event. **ALSO, please note that there is, indeed, an immediate \$100 fine for NOT seeking ARC approval for any exterior changes, without exception.** Homeowners must always file a request form with and be granted the permission of ARC prior to making exterior property/home changes.

It is the hope that the above explanation clarifies any misgivings or misunderstandings. As always, each homeowner is **ENCOURAGED** to attend your board meetings and to become **INVOLVED** by participating in your HOA and ARC. **It is strongly recommended that each homeowner read and know the Covenants and to read the monthly Newsletter for any updates.**

HURRICANE SEASON IS HERE!! BE PREPARED

WITH HURRICANE SEASON UPON US: 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.

BE PREPARED FOR A HURRICANE/STRONG WINDS AND FLOODING

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. MAKE CERTAIN YOUR TREES ARE PRUNED NOW, BEFORE THE STORMS ARRIVE! Be prepared to store unsecured outdoor items so the wind cannot move them.

PRE-SEASON PREPARATION:

Know all evacuation routes if needing to use one. Make sure your home meets building codes for withstanding hurricanes, and they have storm shutters. Make sure to have an emergency first aid kit. Have plenty of batteries and flashlights. Always have several days supply of food and water for each family member. If called to evacuate, do so immediately.

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 will be trying to contact you. Locate shelters ahead of time. Make arrangements for your pets. Check local weather and newspapers for a more comprehensive guide to storm preparation.

PLEASE DO NOT FEED THE FISH: Our neighboring subdivision (Pebble Creek) stocks grass carp in the drainage canal that separates and benefits both of our subdivisions. These fish help keep the canal and retention pond bottom free of weeds and algae. Some residents have been seen feeding the fish, and the fish have responded by digging holes and “hanging out” in this area, maybe because they are being fed. It is suspected this might be counter-productive to the weed control function of these fish. More than likely homeowners are not aware of this and are not deliberately creating a problem. In any event, please be mindful that this can be harmful both to the eco-system and to the fish, themselves. It is not advisable to feed the fish. Thank-you for your cooperation.

Wickham Forest ARC Meeting Summary

Date: May 10, 2016

Members Present:

Georgette McWilliams, Dan Reichel,
Carol Theiler

Requests Approved:

2525 Bent Pine Street: EXTERIOR
HOUSE/TRIM PAINT House/Garage Door-
Richards-Garden Hedge-0378 Trim-Richards-White



2570 Bent Pine Street: Replace windows and sliding door with energy efficient glass

2250 Bent Pine Street: Replace driveway with pavers and add rear patio –color-mahogany ash

2505 Red Maple Place: Install small fence to hide a/c unit and garbage cans
Replace shrubs on east side of house

2525 Red Maple Place: Replace fence with vinyl - color –white/tan

4480 Sweet Bay Ave: Install 6' vinyl fence with two gates—color –tan

4470 Wild Oak Court: Installation of in ground pool and screen enclosure
Installation of solar panels on south side of roof

2455 Wild Wood Drive: Replace existing fence with wood board on board fence

Continued Page 5

4208 Wood Haven Drive: Replace Roof—Architectural Shingles-Reshaw Shake

4325 Wood Haven Drive: EXTERIOR HOUSE/TRIM PAINT House—Behr- Heath Gray Trim/Garage Door—Behr-White Front Doors-Behr-Jean Jacket Blue

4399 Wood Haven Drive: Replace windows with vinyl double hung pgt windows

Our next meeting will be June 7, 2016, 7:00 P.M., at 4590 Willow Bend Drive

Most items are easily approved, and most questions 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.

The Welcoming Committee has started calling on new neighbors. If you are a new homeowner in Wickham Forest, and have been since January 2016 and have not been welcomed to the community, please call Bernadette Pinto at 321-890-5455

Appeals Committee Members Needed:

The Wickham Forest Homeowners Association is in need of additional Appeals Committee Members who might give a fair and balanced opinion if asked to do so during an appeals issue. (Appeals issues are rare with only three issues within the past 10 years). If you are interested in serving on this important committee and would like additional information on the responsibilities of this committee, please see a board member or send a request to wickham-forest@googlegroups.com. The board would like to consider you for this position.

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 need to call Waste Management to schedule a pickup bulk items (including furniture). These items can be placed at the curb on Fridays. For 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, if you call Waste Management early in the week. **Plastic bags do not recycle.**
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.
6. Waste Management trucks are automated, maned by only one employee. Therefore, any trash articles NOT in the garbage bin WILL NOT be picked up. The driver is not supposed to leave his truck.

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 Fast Access DSL Technical Support: (888) 321-2375
Bright House Customer Service (321) 254-3300

Nana's House is currently seeking
volunteers to work in our Thrift Cottages!

VOLUNTEERS
NEEDED!



Nana's House is a home for **N**eglected, **A**bused, **N**eedy or **A**bandoned children. We are a Brevard County 501(c)3 non-profit organization and do not receive government funding. We are a 100% volunteer based organization and 100% of the money we receive goes to supporting the children in our care.

How you can you help?

- . **Thrift Cottage Workers:** Volunteers are needed to do various jobs in the thrift cottage. Hours to choose from are on Tuesday, Wednesday, Thursday, Friday or Saturday from 10 AM - 4 PM.
- . **Restocking:** Volunteers for restocking are needed on Mondays from 10 am – 1 pm.
- . **Pick-ups: MANPOWER!!** We have a team of men that pick up large items, (mostly furniture), on Tuesdays and the first Saturday of each month. More "manpower" is welcome!



Would you like to get involved? We'd love it and you'll love it too, knowing you are helping local children in your community! Please contact Karen at 321.951.9174 or Kdove@cfl.rr.com.

www.nanaschildrenshome.com

Volunteers are love in motion

WFHOA TREASURY REPORT

4-1-2016—4-30-2016

INCOME:

Dues		\$1,438.00
TOTAL INCOME	TOTAL	\$1,438.00

EXPENSES:

Administrative Expenses:

Accountant		\$150.00
	TOTAL	\$150.00

OPERATING EXPENSES:

FPL March/April		\$163.62
Postage		\$64.68
	TOTAL	\$228.30

MAINTENANCE EXPENSES:

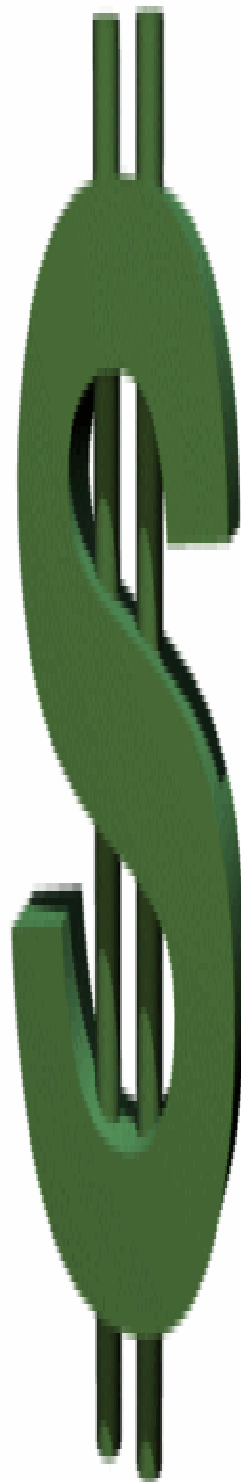
Ponds		\$290.00
Mowing		\$450.00
Excavation Mowing & Repairs		\$975.00
Entrance Light Repair		\$31.58
	TOTAL	\$1,746.58

TOTAL EXPENSES:		\$2,124.88
------------------------	--	-------------------

CASH ON HAND:

CHASE CHECKING		\$58,327.95
CHASE SAVINGS		\$12,502.58

TOTAL		\$70,830.53
--------------	--	--------------------



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS,
JACKSONVILLE DISTRICT
P.O. BOX 4970
JACKSONVILLE, FLORIDA 32232-0019

OFFICIAL BUSINESS

FIRST-CLASS MAIL
U.S. POSTAGE
PAID
Jacksonville, FL
Permit No. 1442

WICKHAM FOREST HOMEOWNER'S ASS
P O BOX 410621
MELBOURNE, FL 32941



**DEPARTMENT OF THE ARMY
NOTIFICATION OF PUBLICATION OF PUBLIC NOTICE**

Date: April 2, 2016

File Number: SAJ-2012-01564

Dear Sir or Madam:

You are receiving this notification because your name was provided to the US Army Corps of Engineers as a property owner who might have interest in work being proposed on property adjoining yours. Specifically, All Aboard Florida seeks authorization to construct an intercity passenger rail project within property it has already acquired. **No work will occur on your property.** A Public Notice for the proposed work has been made available at:

<http://www.saj.usace.army.mil/Missions/Regulatory/PublicNotices.aspx>

If you would like to provide comments or if you have any questions regarding the proposed activity, please follow the directions at the end of Public Notice # SAJ-2012-01564 (SP- AWP). If you are unable to access the website, please contact AllAboardFlorida@usace.army.mil or by telephone at 904-232-2236.

