

Wickham Forest Homeowner's Association

<http://www.wickhamforest.com>

January 2017



HAPPY NEW YEAR
2017 WICKHAM FOREST

Your WFHOA would like to wish each of you a most blessed and prosperous 2017.



Christmas Decorations were beautiful this 2016 season. Many homes were deserving but only three could be selected. Congratulations to the winners for outstanding decorations:

First Place Winner: 4605 Sweet Bay. Second Place Winner: 4590 Willow Bend Drive. Third Place Winner: 2550 Forest Run Drive. Again, CONGRATULATIONS!!!!

The WFHOA Board requests that all WF homeowners evaluate the presence of mildew/mold/other stains on your house, roof, sidewalks, driveways, and fences and clean as soon as possible. Violation notices are scheduled to be mailed out mid-January.

Should one need cleaning advice, there have been many excellent suggestions offered as cleaning solutions and/or cleaning companies named on the Nextdoor Wickham website.

Also, if you notice dead vegetation (lawn, shrubs or trees) on your property, now is the time to begin to correct that as well.

Special Note: The WFHOA newsletter is available on the Wickham Forest website and the Nextdoor Wickham Forest website for your viewing OR at your request, a printed copy can be delivered to your home. Contact Carol Smith at Wickham-forest@googlegroups.com.

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FAX: (888) 851-4645

Jackie Mullen -Leland
Management Company
(321)549-0632
www.LelandManagement.com

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.northmelbournehomewonersalliance.com

Wickham Forest Board of Directors Meeting

DATE: November 28, 2016

Board Members present: Pres. Ingrid Smith, 1st Vice Pres. Mary Greenfield, Treasurer-Ed Clark, and Secretary Carol Smith

The meeting convened at 7:00 PM at 2550 Red Maple Place.

Minutes from the previous meeting were approved.

President's Report:

The Oak tree at the entranceway needs to be removed for safety reasons. Mary has been working with Arbor Tec and it should be down soon. Once the tree has been taken down Christmas lights will be put out. If there is any volunteers who would like to help put up the Christmas lights, please call a board member.

1st VP Report:

Loss of the oak tree is necessitating some minor changes to the landscaping update to the entranceway.

Motion was made and passed to accept the new proposal to raise the fee from \$250 to \$400, with ECOR to treat the ponds for algae.

2nd VP Report:

The following letters of violations were mailed: 2-Parking, 1-Commercial vehicle.

Treasurer's Report:

Report was read and approved.

New Business: The board is preparing a letter to go to out all homeowners explaining the reasoning for going to a management company.

Ingrid made a motion to adjourn, all approved.

The meeting adjourned at 07:45 PM.

Respectfully submitted,

CAROL SMITH, Secretary

WFHOA TREASURERS REPORT**11-1-2016 - 11-30-2016****INCOME**

Dues

Fees

Fines

Returned CK

TOTAL INCOME**TOTAL****\$0.00****EXPENSES****Administrative Expenses:**

Corporate Report

Office Supplies

Newsletter

Bank Fees

Meeting Room

Accountant

Computer Maintenance

TOTAL**\$0.00****OPERATING EXPENSES:**

Entrance Decorations

FPL

\$80.68

PO Box Rent

Insurance

\$1,166.00

Postage

\$22.46

Legal Fees

Web Hosting

Garage Sale Ad

Decorating Contest Winners

Stipend

\$6,000.00

Holiday Decorations

Holiday Bonus Arc

\$500.00

County Taxes

TOTAL**\$7,769.14****MAINTENANCE EXPENSES:**

Flags & Repairs

Ponds Qrtly

Ponds

\$290.00

Mowing

Entrance Landscaping (Tree Trim)

\$400.00

Excavation Mowing & Repairs

\$3,190.00

Entrance Light Repair

Sprinkler Repair

Pressure Washing

TOTAL**\$3,880.00****TOTAL EXPENSES****\$11,649.14****CASH ON HAND:**

Chase Checking

\$42,161.06

Chase Savings

\$12,504.80

TOTAL**\$54,665.86**

Wickham Forest ARC Meeting Summary

Date: November 8, 2016

Members Present:

Susie Nichols Linda Beckwith Georgette
McWilliams Dan Reichel Carol Theiler

Requests Approved:



2265 Bent Pine Street: Installation of an in-ground pool

2620 Forest Run Drive: Install pavers on front porch

2720 Forest Run Drive: Replace rear fence—wood board on board

2805 Forest Run Drive: Replace roof—30 year shingles, Amber color

2870 Forest Run Drive: Replace wood fence—6' on sides, picket fence in rear of property

2530 Red Maple Place: EXTERIOR HOUSE/TRIM

House/Garage Door—Richards—Nuevo Verde—3453P

Trim—Richards—Cottonseed Cream—100

2465 Wild Wood Drive: Replace fence with wood board on board

4765 Willow Bend Drive: Replace fence with board on board, including additional 50" up to side Garage door

A 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.

Our next meeting will be January 10, 2017, 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 the covenants or the ARC members if you have any questions regarding exterior changes.

WFHOA 2017 PROPOSED BUDGET				
INCOME				
2016 DUES			\$ 40,576.00	
Projected 2016 carry forward		12/31/2016	\$54,665.86	
Total anticipated funds			\$ 95,241.86	
EXPENSES				
Corporate report			\$ 70.00	
Electricity			\$ 1,200.00	
Meeting Room			\$ 75.00	
Newsletter			\$ 85.00	
Postage			\$ 1,200.00	
PO Box Rent			\$ 60.00	
Attorney's fees			\$ 2,500.00	
Tax Preparation			\$ 175.00	
Income/Property Tax			\$ 350.00	
Office Supplies			\$ 1,200.00	
Common Area Maintenance:				
Mowing, fertilizing & landscaping			\$ 7,500.00	
Retention Ponds			\$ 5,500.00	
General Expenses:				
Miscellaneous			\$ 1,000.00	
Salaries			\$ 6,000.00	
Insurance			\$ 2,200.00	
Christmas Decorating contest			\$ 175.00	
General Meeting door prizes			\$ 100.00	
Conservation Area Maintenance			\$ 3,500.00	
Management Company			\$15,216.00	
2017 Projected Expenses			\$ 48,106.00	

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 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.
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
Bus Transportation (321) 242-6497

ELECTIONS, ANNUAL FEES, & ANNUAL MEETING:

Year 2017 Election Ballots and Annual Fees notices will be mailed out by mid-January. If you do not receive yours, contact Jackie Mullen, with the Leland Management Company immediately (contact information on right side of page 1, Newsletter. Annual Fees are due by February 1 with late fees after February 28, 2017. The Annual WFHOA meeting is scheduled for February 22, 2017 at the Wickham Park Community Center , at 2785 Leisure Way (not to be confused with the Wickham Park Senior Center, which is next door). Ballots are due back by that time.

STREET PARKING



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 the 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 \$50.00 per day.**

If you are parking on the sidewalk, any homeowner can send an anonymous e-mail to: co-decompliance@mlbfl.org They will need the street address and house number to send someone out. A call can be placed to the Melbourne Police department's non-emergency phone number at 321-608-6731; for anyone parked on the street the wrong way. **This notice serves as a reminder to all homeowners to park their vehicles in their garages or driveways.**

Maintain Your House This Winter With The Following Tips:

Prepare your pool: Vacuum the bottom, empty the filters and remove surface debris. Take adequate precautions against algae, which can still bloom during winter months.

Inspect doors and windows: Visually inspect all your doors and windows to ensure they are properly sealed and that there are no drafts.

Insulate exposed outdoor pipes: If you live in an area of Florida where freezing can occur, consider insulating outdoor exposed pipes to keep them from freezing and bursting.

Clear dead leaves and brush: As fall comes to an end, it's the perfect time to clear dead leaves and brush from around your home, on your roof and in your gutters.

Inspect your air ducts: For maximum energy efficiency, inspect your air ducts to ensure they are properly sealed and insulated.

Reverse your ceiling fans: Reduce heating costs by reversing your ceiling fans to push warm air down-your fan should run at a low speed in a clockwise direction.

Cycle your heat: When the weather permits, cycle your heating unit by turning the heat up very high for five minutes. This burns off excess dust and debris from the heat strip.

Change your HVAC filters: A dirty air filter causes your heating and cooling system to run inefficiently and drives up expenses.

Inspect your attic: Do a close inspection of your attic for water leaks, which can create serious damage.

By following these simple steps, you can prepare your home for a wonderful, safe and festive winter.

