

Wickham Forest Homeowner's Association

<http://www.wickhamforest.com>

JUNE 2017



It is Official, it is over

Leland Management Company has decided to terminate their contract with the Wickham Forest HOA. The effective

date of the termination was April 30, 2017. The WFHOA is looking for other management measures, in the meantime the WFHOA Board will handle all governing matters.



We need help from our homeowners to call the Melbourne Police Department's non emergency phone number to report speeding issues in the neighborhood. The phone number is: (321) 608-6731. The more homeowners that make a call and get involved, the higher likelihood that

we can make a change in our community. Everyone is encouraged to help keep our community safe by reporting speeding issues.

In May, we published articles about how to clean mold, mildew, and rust stains from your roofs, houses, sidewalks, driveways, and fences. Please check your property and remedy the issues during this month if this pertains to you, Violation notices will be sent out the month of July. Spring is now upon us, and what better time to start working on our lawns! This would be the perfect time to plant grass plugs or re-sod any dead areas in your yard, to include the easement near the road. Remember to rake excess leaves and prune your trees and bushes. Please stay on top of your lawn maintenance to avoid any possible violations, maintaining your property is not an obligation but a measure to help keep our neighborhood looking our very best.

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CONTACTS

Association Board

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Mary Greenfield
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Ashley Bumgarner, 2nd Vice
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Carol Smith, Secretary
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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



Sidewalks, Driveways, Houses, Fences and Mildew:

Florida warm weather accompanied by rain increases the growth of mildew on sidewalks, driveways, fences, roofs and houses. Not only does mildew and other stains diminish the appearance of your property; when wet, mildew as well as leaves and acorns can become slippery, a potential danger for those walking by. Please check your property and remedy the issues. Please keep in mind that cleaning the sidewalks adjoining or on your property is the homeowners' responsibility. The Wickham Forest Board will have members coming through to look at homeowner's property for mildew/mold and rust stains on sidewalks, driveways, fences, houses and roofs, soon. Notices of violations of these issues are forthcoming during the month of July.

Very dark mold and/or iron/rust stains can be tenacious and difficult to remove. 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. Consider cleaning up any mildew/mold or rust stains on the sidewalks, driveways, houses, fences, or roofs that you may have on your property, while the weather is still not so unbearably hot.



Board Meeting

**THE NEXT WICKHAM FOREST BOARD OF DIRECTORS WILL BE
AUGUST 16, 2017 AT 7:00 PM AT 4245 WOOD HAVEN DRIVE**

Wickham Forest HOA Board of Directors Meeting

DATE: May 17, 2017

Determination of Quorum: Nancy Phillips, President; Mary Greenfield, 1st Vice President; Ashley Bumgarner, 2nd Vice President; Ed Clark, Treasurer and Carol Smith, Secretary

Meeting convened at 7:00 PM at 4245 Wood Haven

Minutes of previous meeting approved.

President's Report:

Nancy read copy of Leland Management Company's letter for the termination of the contract with Wickham Forest has been terminated. The effective date for the termination is April 30, 2017.

The board is presently looking into other management alternatives. In the meantime, the WFHOA Board of Directors will handle all governing matters.

1st Vice President's Report:

Mary informed the Board that the entrance landscaping needs fertilizing and that she will be in contact with the contracting landscaping company about the issue. Mary feels that the front landscaping needs more Wax Myrtles. Mary feels that the board should consider looking into a new landscaping contract.

Mary informed the board that she is waiting for a proposal from a sign company, once she receives the proposal, the Sanctuary sign will be redone.

2nd Vice President's Report:

The following violation letters were mailed: 4 Waste can violations and 1 vehicle parked on the lawn.

Treasurer's Report: Approved as read

Secretary's Report:

Carol introduced an article write-up about Recycling Bins/Garbage Cans being in view on homeowner's property and proposed that during the month of June that homeowners that are guilty of this covenant violation receive a violation notice. There is presently about 22 homeowners that this pertains to. Motion was passed.

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Wickham Forest HOA Board of Directors Meeting continued:

Old Business/New Business:

Looking to form a committee for possible traffic light—more talk about the issue will take place at the next Board meeting.

Looking for assistance from the City of Melbourne regarding speeding in the neighborhood.

Scan historical HOA documents—is in the process.

Review Covenants for updated proposal in energy device and materials.

With no other business at hand, Ed Clark made the motion to adjourn at 8:00 PM. Seconded by Mary Greenfield and approved.

Respectfully submitted,

Carol Smith, Secretary



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 side-

walk. However, it is a city ordinance violation and you are susceptible to ticketing by the Melbourne Police Department. **If you are parking on the street, know you are at risk at being fined \$50.00 per day.**

If you are parking on the sidewalk, any homeowner can send an anonymous e-mail to: **codecompliance@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 the garage or driveways.**

Wickham Forest ARC Meeting Summary

DATE: May 8, 2017

Members Present:

Susie Nichols Georgette McWilliams
Carol Theiler

Requests Approved:

2225 Bent Pine Street:

EXTEND DRIVEWAY WITH PAVERS

Add pavers on left side 3' wide to sidewalk

Add pavers on right side 2' wide to gate

4200 Bent Pine Street:

REPLACE SIDING ON GABLES

EXTERIOR HOUSE/TRIM PAINT

House/Garage Door—Behr—Crème Fraiche S240 - 1lb

Trim —Behr—Pacific Bluffs—S240-4

2535 Forest Run Drive:

INSTALL INGROUND POOL, SPA AND SCREEN ENCLOSURE

PAINT FRONT DOOR - Behr—Hills of Ireland—M390

4399 Wood Haven Drive:

INSTALL NEW EXTERIOR DOORS

Front two doors—hurricane resistant glass

Side garage door—hurricane resistant

4265 Wood Haven Drive:

INSTALL 8'X10' SHED IN BACKYARD BEHIND HOUSE

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Wickham Forest ARC Meeting Summary

Requests not approved:

4545 Willow Bend Drive:

EXTENSION OF FENCE IN FRONT YARD 24' ON SOUTH SIDE OF HOUSE

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.

Our next meeting will be June 13, 2017, 7:00 PM., 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. All projects must be started within 6 months or a new request will have to be submitted. Also, remember to check with the covenants or the ARC member if you have any questions regarding exterior changes.

SAVE THE INDIAN RIVER LAGOON: How You Can Help

We all have a role to play in protecting the Indian River Lagoon, especially when maintaining our lawns. Certain practices are particularly detrimental to the lagoon and have been banned in the City of Melbourne.

Do Not Use Fertilizer June 1 thru September 30

It is against the law to apply fertilizer to your lawn in the City of Melbourne from June 1 through September 30. This regulation was enacted in order to keep harmful nutrients found in fertilizer from washing off from lawns into storm drains and ultimately into the Indian River during the rainy summer months.

Do Not Blow Grass Clippings Into the Street/Storm Drains

It is illegal to blow grass clippings into City Of Melbourne streets and storm drains, gutters, ponds or water bodies. Instead blow them back into your yard or bag or compost them.

Penalties include a FINE of \$200 for violating these ordinances.

Questions? Call the Storm water Hotline: (321-608-7441.

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

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

Hurricane threaten our safety and livelihood, presenting significant threats of flooding and wind damage. Meteorologists continue to predict active hurricane season 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 STORM ARRIVES!!** **Be prepared to store unsecured outdoor items so the wind can not 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.

Mosquitoes: To reduce the number of mosquitoes by hundreds, empty any standing water so mosquito larvae will not have time to hatch into bloodsuckers. Keep goldfish in rain barrels that are not completely closed, to eat the larvae. Frogs can add a few thousand tadpoles that will also eat the larvae in the summer. Both keep the water cleaner.

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-forst@googlegroups.com

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 the board not to “patrol” the neighborhood in search of violations.** When neighbors complain about violations, the board **MUST** do its duty and respond with appropriate action.

Over the past several months, there has been many complaints from homeowners about the deterioration of our neighborhood. In particular, the complaints addressed increasing mildew/mold on houses, roads, fences, driveways and sidewalks. There were complaints regarding garbage cans/recycling bins 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.

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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 and road or adjacent property within sight distance of the lot, **30** days for removing mold/mildew or stains from a roof, house, fence sidewalk or driveways.)

The **second** notice again allows **3-30** days. After that, a **third** notice is sent, again allowing **3-30** for correction. Following **9-90** days, if the violation(s) have not been corrected, a **\$50.00 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 **\$100.00 fine for NOT seeking ARC approval for any exterior changes, without exception.** Homeowners must always file a request from 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 the 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.



