

Wickham Forest Homeowner's Association

<http://www.wickhamforest.com>

OCTOBER 2017



New Board of Director Members Needed

Please consider volunteering your time to support your community by serving on the Wickham Forest Association Board of Directors. We need volunteers to serve! The current board has been serving Wickham Forest for many years now. It is time to get some new people, with new ideas, on the Board.

If you, or somebody you know, are willing to serve on the Wickham Forest Homeowner's Association Board of Directors, a resume should be submitted to the WickhamForest.com website or to any present board member, to be received no later than November 30, 2017. The candidates that submit resumes will speak at the January 2018 meeting. This is a great way to meet other homeowners in the subdivision while serving your neighborhood. While write-in names are always acceptable, it is preferable to have your name on the printed ballots.

The next annual meeting will be in February 2018. The primary purpose of the annual meeting is to elect homeowners to the Wickham Forest Homeowner Association Board of Directors.

Be a leader in the community and help make a difference!!!!

Wickham Forest
Homeowners Association, Inc.
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FAX: (888) 851-4645

CONTACTS

Association Board

Wickham-
Forest@Googlegroups.com

Nancy Phillips, President
(321) 255-1596

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

Ashley Bumgarner, 2nd Vice
President
(816) 787-71118

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
- Bob Bruno
- 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



NEW PROCEDURE FOR REPORTING VIOLATIONS

The covenants stipulate that the Wickham Forest Homeowner Board of Directors is responsible to uphold the covenants. Two board members verify a violation before a notice is sent to a homeowner.

Mildew/mold or any type of stain on homes, roofs and sidewalks; homes needing painting, lawns needing to be mowed and edged, trees needing to be pruned; planting beds needing to be weeded WILL NOT require a photograph to be taken because they are obvious enough just by looking that they are not going to be taken care overnight.

Trash cans, yard waste at the curb early, illegally parked cars; things that can change overnight WILL NEED a photograph to be taken in order to establish a pattern or to prove a continuous violation.

Board members will be the ones taking photographs to verify violations!



IMPORTANT Yard Waste Reminder

Yard waste is collected by the City on Friday. Wickham Forest 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. It only takes a few moments to haul a garbage can to the curb.

VIOLATION LETTERS WILL BE SENT:

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 7 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.

**THE NEXT WICKHAM FOREST BOARD OF DIRECTORS MEETING
WILL BE OCTOBER 25, 2017 AT 7:00 PM AT 4245 WOOD HAVEN DRIVE**

Wickham Forest HOA Board of Directors Meeting

DATE: August 16, 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: Nothing

1st Vice President's Report:

Mary spoke with Greenleaf about hedges needing to be trimmed and weeds needing to be pulled in the flower-beds. Pepper tree has grown back. Mary will speak with Jim/Arbor Tech about what needs to be done next. The Sanctuary sign is ready, just waiting for it to be installed.

Summer Brook swale vs private property (behind homes on Bent Pine Street & Wild Wood Drive) is still a problem. Mary will check with our legal counsel/Joe about how to handle the issue. Ed will get with Corey/Brevard Excavation and Landscaping to check out the properties on the swale.

2nd Vice President's Report:

The following violation letters were mailed: 3-for lawn maintenance; 23-for recycling bins/garbage cans in view; 2-for mildew on home; 2-for house painting; 3-for street parking and 2-for work vehicles.

Treasurer's Report: Approved as read

Secretary's Report: Nothing

Old Business:

The foreclosure on 2775 Forest Run Drive is still ongoing (over 3 years), once the bank takes over, the chain link fence will come down.

New Business:

Ed Clark made a motion that all board members should review the covenants and note whatever they felt needed changes. Ashley Bumgarner seconded the motion. More conversation about the issue will take place at the October board meeting.

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Wickham Forest HOA Board of Directors Meeting continued:

New Business:

Nancy made a motion that we put an article in the September's Newsletter that homeowners wishing to run as a Candidate for the 2018 Board of Directors should submit a resume to the Wickhamforest.com website or to the present board to be received no later than November 30, 2017. The candidates will speak at the January 2018 meeting.

Nancy provided the board a list of what an Administrative Assistant duties would do for board. Carol made a motion that the board should agree to hire an Admin Asst. Nancy seconded the motion. Motion was passed.

Ashley proposed the Administrative Assistant salary should be \$1,000.00 per month, seconded by Mary. Motion was passed.

With no other business at hand, Ed made the motion to adjourn at 8:11 PM., and it was seconded by Nancy. Next Board meeting will be September 13, 2017.

Respectfully submitted,

Carol Smith, Secretary

Violation Notices Process

1. Complaint followed by minimum of two board members verifying with dated picture as needed.
2. Reminder allowing ample time to correct the violation.
3. 2nd Notice again allowing ample time to correct the violation.
4. 3rd Notice again allowing ample time to correct violation.
5. 14 days notice to communicate with the Appeals Committee if in agreement with the fine.
6. Appropriate fines administered should the violation NOT be corrected.

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

Wickham Forest ARC Meeting Summary

August 8, 2017

Members Present:

Bob Bruno Georgette McWilliams

Carol Theiler

2840 Forest Run Drive:

REPAINT EXTERIOR HOUSE/TRIM

House—The FreshAire Choice—Midsummer Gold
FAO39

Trim—Behr—Cotton Wisper Cream—W-F-300

ADD STONE VENEER TO FRONT OF HOUSE BELOW BANDS

EXTEND DRIVEWAY 6'7' ON EAST SIDE AND 1'2' ON WEST SIDE

REPLACE DRIVEWAY WITH PAVERS TO THE STREET

2280 Bent Pine Street:

REPLACE FRONT DOORS AND SIDE LIGHT WITH HURRICANE DOORS

REPLACE EXISTING SHADOW BOX FENCE WITH SAME FENCE

2430 Wild Wood Drive:

INSTALL 18 PHOTOVOLTAIC SOLAR PANELS ON ROOF

EXTERIOR HOUSE/TRIM PAINT

House—White—(sample submitted) Trim—Brown -(sample submitted) INSTALL
19'X17' SCREEN ROOM IN REAR OF HOUSE

2555 Wild Wood Drive:

REPLACE FRONT DOORS AND SIDE LIGHT

2650 Wild Wood Drive:

REPLACE FENCE ON EAST SIDE OF PROPERTY AND TWO FRONT GATES WITH
SAME FENCE

4630 Willow Bend Drive:

REPLACE ROOF WITH ARCHITECTURAL SHINGLES

4565 Willow Bend Drive:

TRIM PAINT Trim—Behr—Studio Taupe—PPU5-7

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Wickham Forest ARC Meeting Summary

4295 Wood Haven Drive:

REPLACE GARAGE DOORS WITH HURRICANE RATED DOORS

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 October 10, 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.

FALL CLEANUP:

Now would be a good time to spruce up your yard while the weather is still cooling down and is not as hot. Keep the lawn in good order and repair with sodding, seeding, watering, mowing and edging. Consider fertilizing the lawn, but remember it is illegal to apply fertilizers with 10 feet of any water body or to apply them if rain is likely.

Keep all trees and shrubbery pruned and clean out with weeds/grass with replacement of dead or damaged vegetation. Be mindful of plants and grass growing over sidewalks, interfering with walkers. If you maintain your own yard, be sure to trim/edge the grass along the sidewalk, and easement to the street. Remember not to leave small piles of leaves, small tree limbs/branches in the street, or on the curb as to when a rain happens they can be washed down the sewer drain and backup the water drains on the ponds.

It is **ILLEGAL** to blow grass clippings into the street, gutter, ponds, or any other type of water body. Instead by blowing them back into your yard it will allow nutrients to return to the soil. Blowing grass clippings into the street, gutter, or pond is prohibited by the City of Melbourne Fertilizer Ordinance (Section 27, Article IV) and can cause issues with algae or pond scum. The property owner and the person responsible for violating the ordinance can be fined \$200.00.

Also, please keep in mind when mowing, weeding and trimming your yard to store the collected yard waste out of sight until Thursday, 5:00 PM for the Friday pick up.

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

ARC GUIDELINES

The HOA board understands that trends in house colors have changed over the years and so is working on updating the official color book. The guidelines used by the ARC for evaluating color schemes essentially remains intact, conforming to the guidelines in the Official Color Book for house, trim and accent (i.e. the front door). The selected colors need to be considered in relation to:

Roof color Any brick or stone color Colors of adjacent homes
Compatibility of house and trim colors

When submitting a request for house painting to the ARC the homeowner needs to include:

Color name, number and manufacture (if your color choice is already on a home somewhere in the neighborhood, the ARC chair-person can provide you with this information) along with a sample of colors attached to the form.

Color garage door is to be painted

Fascia, soffit and rain gutter color, if applicable (generally, these are left white, unless the trim is a pale neutral that matches the roof)

Front Door color, if applicable

In most cases, if new or unusual color combinations are being requested, samples of such color will need to be painted on the house so they can be evaluated for confirmation to the standards. A tiny swatch of color in the paint store under fluorescent light may seem lovely, however, when it covers a whole house it can become overwhelming.

Some helpful tips when preparing to select house colors: Use non pastel shades and tones of a color look better with a white or cream trim.

Garage doors are not considered trim and should generally be painted the house color (doing so tends to make the house look larger) with the exception of:

If the house is a deeper tone with white trim, the garage door can be the trim color.

If the house is painted a light and medium shade of a single color (i.e. a light grey and a medium grey) the garage door can be painted the trim color.

Houses with double trim bands:

Paint both bands the same color Paint them two shades of the same color

Do not paint unrelated colors.

Banking Summary - Aug 2017

8/1/2017 through 8/31/2017

Category	8/1/2017- 8/31/2017
INCOME	
Income Dues	4,094.00
Interest Income	0.32
TOTAL INCOME	4,094.32
EXPENSES	
Administrative	1,000.00
Bills & Utilities	
Utilities	100.09
TOTAL Bills & Utilities	100.09
Bush Hog Work	975.00
Landscaping	450.00
Office Supplies	293.37
Ponds	400.00
Postage	15.99
Sign Repair	800.00
TOTAL EXPENSES	4,034.45

Account Balances - As of 8/31/2017

Account	8/31/2017 Balance
Bank Accounts	
BUS SELECT HY SAV XX5720	12,507.63
BUSINESSSELECT CHKG XX1800	48,520.88
TOTAL Bank Accounts	61,028.51
OVERALL TOTAL	61,028.51

HURRICANE SEASON JUNE 1 THRU NOVEMBER 30

ARE YOU PREPARED?

On October 7, 2016, Florida saw its first hurricane in 11 years. On September 10, 2017, Florida received Hurricane Irma. While it is critical to always be aware and prepared, there is still two months left of the hurricane season. Here are some expert tips to “Prepare” before a storm strikes:

Put away “Missiles”: Put away all objects that are outside your house and not attached to the ground, like barbecue grills, trashcans, umbrellas, patio furniture and flag posts. Many Florida homeowners underestimate the risk of damage from outdoor flowerpots. Unfortunately, flowerpots can be picked up and tossed around by heavy winds, turning them into “flying missiles.” That potted fern may seem innocent, but you will think differently when it is flung through the air at 100 mph against another homeowner’s home/window.

Entryway Chandeliers: Many homes in upscale Florida neighborhoods have entryway chandeliers. Unfortunately the only thing usually holding it in place is an electrical cord and a skinny chain. To prevent your entryway chandelier from becoming a projectile: Disconnect the chandelier, OR tie the chandelier to one of the concrete poles holding up the portico. In the event that the chandelier breaks loose, it will hit the ground, rather than through someone’s car window or the house across the street.

Trim your trees: Trimming the trees reduces the likelihood of a tree falling down or catching wind, potentially causing additional damage to your home. Trees that are big and bushy, like black olive trees, can easily fall over and take out your roof or car.

Prepare your Generator: If placed in your garage, carport or near your house, the genset may release carbon monoxide into your home. To prevent the risk of CO poisoning, place the genset away from your house where it gets a nice breeze. Also connect a chain from your genset to a nearby structure or tree to prevent it from being stolen. Never place electrical cords near a mud puddle or water source. If you’re running an electrical cord from the genset to your house, make sure it has a clean path where it’s not going to get rained on.

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Continuation—Hurricane Season Preparation

Pace Yourself: Personal safety is paramount in the event of a hurricane. Most injuries occur when people are trying to overdo things, such as installing shutters and chain sawing down fallen trees branches, because they are not used to the increased level of physical excursion. To prevent the risk of throwing out your back or landing in the Emergency Room for a severe injury, pace yourself, or consider hiring a company to do the “heavy lifting” for you.

Here are 5 common hurricane myths and the truths behind them:

1. Taping your windows is the best way to prevent them from shattering during a hurricane.
Tape cannot withstand flying debris caused by hurricane-force winds. Opt for tested and approved storm shutters or emergency plywood instead.
2. It’s “only” a tropical storm. Tropical storms, even tropical depressions still pose a serious hazard. They often generate widespread, torrential rains of more than 6 inches, which may result in deadly and destructive floods.
3. Before a storm, fill bathtubs and sinks to use as drinking water reserve in case the power goes out. Water stored in a bathtub can be used for washing clothes, bathing or flushing toilets. Unfortunately, **it is not considered sanitary enough for drinking purposes.** Opt for bottled water instead.
4. Crack your windows to *stabilize pressure* during a hurricane. This is one of the worst things you can do in a storm. If you let a strong wind into your home, it’s going to look for a forceful way out, breaking your windows upon impact. In addition, buildings are not air-tight. Your home is constructed with enough small openings to prevent pressure from causing anything to explode.
5. Using sandbags prevents water intrusion. While sandbags can redirect water away from your home, they are not the end-all-be-all solution. To ensure optimum sandbag water mitigation, fill sandbags halfway, tape into place and do not stack sandbags more than three layers high.

The Speed limit within Wickham Forest subdivision is 25 MPH.

Please use extreme care and caution when turning left onto Wickham Road from Forest Run Drive. There have been times when 2 or more vehicles have been spotted pulling into the median, at the same time, while waiting for a traffic clearing, to enter Wickham Road. This is quite dangerous and obscures the vision of all who are involved. Wait your turn. Please do not add to the traffic dilemma at this site. Be a solution and not a problem.