



WICKHAM FOREST LIVING



March 2018

Wickham Forest Homeowners Association, Inc.

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Melbourne, FL 32941-0621
FAX: (888) 851-4645

Contact the Association Board Wickham-Forest@Googlegroups.com

Nancy Phillips, President (321) 426-6047

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

Kevin Rozanski, 2nd Vice President
(321) 917-6552

Ashley Bumgarner, Secretary
(816) 787-7118

Ed Clark, Treasurer (321) 292-1946

Pam Clark, Admin Asst. (321) 432-4031

Architectural Review Committee

Carol Theiler, Chairperson
(321) 259-7400

Members: Susie Nichols • Linda Beckwith • Bob Bruno • Georgette McWilliams • Bernadette Pinto (alt)

Wickham Forest Website

<http://www.wickhamforest.com>



From The President

Happy March, Wickham Forest.

Congratulations to the new 2018 Wickham Forest Board of Directors Ashley B, Ed Clark, Mary Greenfield, Nancy Phillips and Carol Smith. Unfortunately, Carol Smith had to withdraw her appointment due to personal reasons. A nomination and vote from the floor elected Kevin Rozanski to the Wickham Forest Homeowner's Association Board of Directors.

The Board wishes to thank Carol Smith for her years of service to Wickham Forest. Carol was devoted to keeping a lovely community and worked diligently to correct violations. Carol will be missed.

The Board welcomes Kevin Rozanski and looks forward to working with him on the 2018 Board. Thank you, Kevin, for accepting the nomination.

Also, a huge thank you for all homeowners who attended the 2018 Annual Homeowner's Meeting. Your attendance helped to create a very successful and productive meeting and your suggestions and comments were most sincerely appreciated.

The following are simple but necessary housekeeping needs for all WF properties:

- Residents, please be pro-active and remove mold and mildew from all sidewalks, driveways, roofs, houses and fences during the month of March.
- Some lawns appear to have an abundance of weeds. The WF Covenants state that all homes be properly sodded and well cared for.
- There are still complaints of trash receptacles in view from streets or neighbors' homes. Please conceal these as soon as possible to avoid a violation letter.
- Habitual street parking is not permitted in Wickham Forest. The City of Melbourne has an ordinance regarding parking on streets as it impedes emergency vehicles from reaching destinations in lifesaving situations.

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- There is to be no dumping of any trash in the conservation areas - no house trash, no lawn trash, no tree trimmings, NOTHING. These areas are protected purely as conservation areas. Please do NOT place ANY items of any kind in these areas.

Should you notice any WF projects which you'd like to see tackled during 2018, please send a notice to the Board at Wickham- Forest@ Googlegroups.com. As always, be prepared to jump in and help accomplish the tasks. Wickham Forest is OUR community. We all live here and are responsible for it. We elect a Board of Directors to make final decisions but we ALL need to "own" our community and take responsibility. Blaming others and depending on others to do all the work is not going to accomplish any positive results. Be a part of the solution and not the problem.

Blessings on your month,

Nancy Phillips

Annual Membership 2018 Board Meeting

February 21, 2018

Board Members Present:

President Nancy Phillips, 1st Vice President Mary Greenfield, 2nd Vice Pres. Ashley Bumgarner, Treasurer Ed Clark.

Employees Present:

Joseph Colombo, HOA Attorney

Pam Clark, Administrative Assistant

Approximate Number of Homeowners in Attendance or Represented by Proxy: 88

Nancy Philips called the board meeting to order at Candlewood Suites 2930 Pineda Plaza, Melbourne, FL 32940.

Minutes from the previous meeting were approved by Ed Clark, seconded by Mary Greenfield, and unanimously carried.

Board reviewed progress made during 2017 and projected goals to attain in 2018. Members of the HOA were strongly encouraged to participate in neighborhood projects.

New Business:

Board candidate introductions were made.

Ed Clark put forth a motion to investigate new methods of getting the community news letter distributed, seconded by Ashley Bumgarner.

Election ballots counted by Frank Bishop, Jim Brown, and Linda Charter.

Election Reports:

Board of Directors, Table 1

Covenant Changes/Additions, Table 2

2018 Budget, Table 3

The Board opened nominations from the floor to fill a board vacancy. Kevin Rozanski volunteered and was unanimously voted into the position by all present.

Meeting was adjourned at 8:30 P.M.

Board of Directors Election			
Ed Clark	85	Brent Parker	2
Mary Greenfield	85	Dan Bergman	1
Ashley Bumgarner	84	Kirsam Kasbarian	1
Nancy Phillips	84	Joseph Mauro	1
Carol Smith	81	Georgette McWilliams	1
Frank Bishop	5	Bruce Robbins	1

How Do I get My Name on the Ballot?

In the Fall the board will request resumes to post on the Wickham Forest website for board candidates.

Its just that easy to step forward and be the change you want to see in your community!

Table 1

How Do I get Changes Submitted? Any member of the community can reach out to the board with suggested covenant amendments at any time. All changes are voted on at the annual meeting.	Covenant Changes and Additions for 2018		
	Questions	Yes	No
	Anyone running to be a board member, their property must be in compliance and must be current with all dues and fines with no late payments in the past two (2) years.	79	9
	Allow RV's in driveway, not street, for up to 72 hours for cleaning and prep, the same as with boats.	80	8
	No ladders or lawn maintenance equipment to be stores outside property within sight of street or adjacent lots.	78	10
	Update rental requirements: If renting the property, the Owner is responsible for notifying the Homeowner's Association Board of Directors with the name of the renters, the rental agency if applicable, and provide a forwarding address and phone number of the owner's location. A copy of the Declaration of Covenants and the Constitution and By-Laws must be given to the Lessee of any Property and the Lessee must be obligated to comply with the terms as a condition of the lease. Upon receipt of a copy of the lease, a completed lease application form (as may be required by the Association) and the written results of a nationwide criminal background search, the Association shall within seven (7) business days, issue written approval or denial of the lease. The Homeowner's Association may deny the lease if the criminal background check shows the prospective Lessees were convicted of a felony within the last 5 years or convicted of a crime involving theft, violence, or property damage within the last 5 years from the date of the application.	77	10

2018 Budget	
For	Against
60	8

Table 3

Table 2

Treasurer's Report 2/1/2018 - 2/28/2018

Income	Amount
Interest	\$0.23
Dues	\$21,113.69
Total Income	\$21,113.92
Expenses	Amount
Admin Fee	\$1,000.00
Bush Hog Work	\$1,060.00
Electricity	\$98.79
Mowing	\$450.00
Office Supplies	\$85.96
Prof & Legal Fees	\$450.00
Misc Expenses	\$322.69
Total Expenses	\$3,467.44
Overall Total	\$17,646.48

Bank Accounts	Balance 2/28/2018
Business Select High Yield Savings	\$10,000.79
Business Select Checking	\$36,970.54
Total Bank Accounts	\$46,971.33

The next WFHOA Board Meeting will be held on March 21, 2018 at 7:00 P.M.

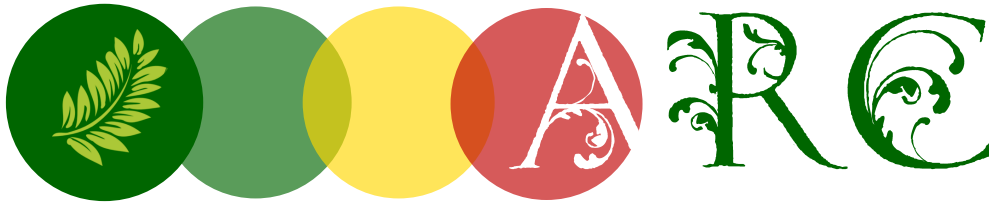
The meeting will be held at 4245 Wood Haven Dr.

Agenda

1. Discuss a letter to the Board requesting swings in front yards
2. Training for new Board members
3. Establish written responsibilities and procedures for each Board position
4. Discuss a letter to the Board regarding a dead tree in common area
5. Report on Bike path traffic and activity
6. Develop a plan to request City resurface Forest Run Dr
7. Report on Wickham Forest website update
8. Plan for **Spring Community Yard Sale — APRIL 21st**
9. Review updated violations letters to incorporate into procedures

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We hope to keep the constructive dialogue from the Annual Meeting going at every meeting!
All residents are welcome to attend.



Wickham Forest Architectural Review Summary February 13, 2018

Members Present:

Bob Bruno
 Georgette McWilliams
 Susie Nichols
 Carol Theiler

Our next meeting will be March 13th, 2018 at 7:00 P.M., at 4590 Willow Bend Dr.
 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! All projects must be started within six months or a new request will have to be submitted. Also, remember to check the covenants or with the ARC members if you have any questions regarding exterior changes.

Approved Requests

<p>2545 Bent Pine St: Exterior Home/Trim Paint House– Taupe 0338 Trim/Garage Door– Off White Front Door– Midnight Stroll</p>	<p>4455 Wild Oak Ct: Install Bahama shutters on five windows, on north and south side of home. Install natural gas generator on north side of home.</p>
<p>2770 Forest Run Dr: Install concrete walkway from driveway to back patio. Garage Door– White</p>	<p>2425 Wild Wood Dr: Replace roof with asphalt architectural shingles. -Navajo Tan</p>
<p>2780 Forest Run: Install pavers leading from the driveway, under the fence for garbage can storage.</p>	<p>2595 Wild Wood Dr: Install six foot board on board fence around back yard, with a gate on both sides.</p>
<p>2800 Forest Run: Exterior Home/Trim Paint Home/Garage Door– White Trim– Gold (Custom Color)</p>	<p>4350 Wood Haven Dr: Change color of previously approved fence to tan.</p>
<p>4550 Sweet Bay Ave: Replace driveway and front walkway with pavers, extending driveway by two feet on both sides. Create a paver walkway on right side of home to fence.</p>	<p>4399 Wood Haven Dr: Exterior Home/Trim Paint Home– Richards– Chinese Cherry– 0041 Trim/Garage Door– White</p>
<p>4400 Wild Oak Ct: Install natural gas generator behind fence. Replace wood on roof gables with stucco.</p>	

Spring Community Garage Sale

The community garage sale is scheduled for April 21st.

Planning for the event will be done at the next board meeting. Please come help out and share your tips for mastering the yard sale!

Never underestimate the power of a Floridian with a newspaper, a map, and a fanny pack full of small bills on a sunny Saturday morning!



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 at wickham-forest@googlegroups.com.

A few reminders regarding our Covenants:

1. Garbage is picked up on Tuesdays and Fridays. Recycling is picked up Wednesday. Trash, garbage or other waste shall not be kept on any Lot except in sanitary containers or garbage compactor units. Garbage containers, if any, shall be kept in a clean and sanitary condition, and shall be so placed or screened as not to be visible from any road or adjacent property within sight distance of the Lot. Trash, refuse and garbage shall not be placed at curbside earlier than 5:00 p.m. on the evening before scheduled pickup.
2. 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.
3. For Bulk Items: Contact Waste Management to schedule a bulk items pick up (including furniture). These items can be placed at the curb on Fridays. The truck that picks up the yard trash will return later in the day to pick up bulk items. For more information contact Waste Management at 321-723-4455.
4. Waste Management trucks are automated, maned by only one employee. Therefore, any trash NOT in the garbage bin WILL NOT be picked up.
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	(321) 674-5726
City of Melbourne Water Department (Emergency)	(321) 255-4622
Report a Pothole: City of Melbourne	(321) 953-6231
FPL Power Outages, Meter Checks	(800) 468-8243
Florida City Gas leaks, odors	(888) 352-5325
Waste Management	(321)723-4455
Bus Transportation	(321) 242-6497