



# WICKHAM FOREST

## LIVING

Email: [Wickham-forest@googlegroups.com](mailto:Wickham-forest@googlegroups.com)

### October 2023



### Wickham Forest Homeowners Association, Inc.

PO Box 410621  
Melbourne, FL 32941-0621

Contact the Board

[Wickham-forest@googlegroups.com](mailto:Wickham-forest@googlegroups.com)

**Nancy Phillips, President**  
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[Nancywfhoa@gmail.com](mailto:Nancywfhoa@gmail.com)

**Kevin Rozanski, 1st Vice President**  
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**Sandi Melkonian, 2nd Vice President**  
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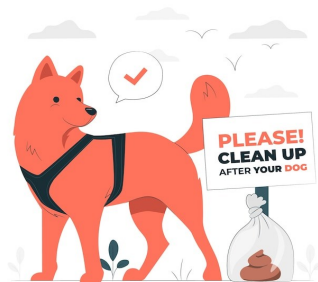
**Blain Morgan, ARC Chairman**  
[hoarchair@gmail.com](mailto:hoarchair@gmail.com)

Website: [WickhamForest.com](http://WickhamForest.com)

**Coming Soon! Get Ready!**  
**Wickham Forest Community**  
**Garage/Yard Sale**  
**Saturday, October 14, 2023**



Some inquiries sent to the WFHOA Board are not reaching the Board members. You MUST include your street address in the subject line of the email AND include your name in your message. Any attachments included need to be identified or explained. Unidentified emails are inexplicably going into our spam folders due to technical issues. Please be sure your communication is reaching the intended recipient by adhering to these suggestions.



More neighbors have complained that dog-walkers are not cleaning up when their dog defecates on their property. PLEASE adhere to City of Melbourne Code and clean up after your pets. Additionally, it is NEVER OKAY to toss the poop bags in someone else's trash bin. Take it home to dispose of it. Don't stink up someone else's empty bin!!

## September 2023 WFHOA Board Meeting

Wednesday, September 20, 2023

**Board Members Present:** Nancy Phillips, (President) Kevin Rozanski (1<sup>st</sup> VP), Sandi Melkonian (2<sup>nd</sup> VP), Janet Smith (Secretary), Jim Spanogle (Treasurer)

**Others Present:** Lt. Sadoff from MPD, 10 homeowners.

### Minutes

Nancy called the meeting to order at 7:02PM with a quorum of all five Board members present.

The secretary's minutes from the meeting in August 2023 were approved as published in the September newsletter.

The financial report for August 2023 was approved as published in the September newsletter.

The meeting participants were reminded that all present needed to show respect by listening and waiting to speak until others were finished. It was also mentioned that Joe's Club has a policy of video recording all activities within their facilities.

Nancy reported that someone had posted her personal phone number on NextDoor without her permission. She has filed a police report and notified administrators of NextDoor so that the post could be removed.

Brevard Excavating reports that someone in the Pebble Creek subdivision is throwing their yard waste into the conservation area between Pebble Creek and Wickham Forest. No yard waste is permitted to be deposited in these conservation areas. It was reported to the authorities.

Kevin contacted BSE to inquire about inspection of the pond drains and weirs in Wickham Forest. They plan to come for that inspection during the dry season. Written verification from St. John's Water Management that the inspection is required is pending.

The Message Board solar light has been damaged and the solar panel is broken off the pedestal. Wiring is intact, but since water could seep into the mechanism, the Board will option to replace the solar light. Leftover pavers from the Message Board will be placed around it to protect the light from lawn mowing equipment.

The pavers around the Message Board need pressure washing. Kevin volunteered to take care of this maintenance.

The Treasurer reports that there are three homeowners with unpaid dues for 2023 and three others with only partial payments received. Late fees and interest are accruing on these accounts.

Kevin will check with Code Enforcement to determine the possible height of fencing for the Wild Wood bike path, and whether a permit is required to replace the chain link or build a different barricade. The estimate on potential wooden planter barriers is roughly \$600.

Documentation regarding a denied appeal and unpaid fine for violations at a home on Willow Bend are being forwarded to the attorney.

An appeal request for another home violation will be issued a fine and then closed out.

An independent professional auditor reviews all financial transactions of Wickham Forest annually. No errors were found in the latest audit covering January 2022 through December 2022.

Estimates for fencing repairs and/or replacement for the Bent Pine pond have been requested from vendors and are forthcoming.

The Board is asking for volunteers to form a committee to review, revise and update the Covenants and By-Laws of Wickham Forest. At least (5) five people are needed to volunteer including both homeowners and Board members. Please notify the Board via email at [wickham-forest@googlegroups.com](mailto:wickham-forest@googlegroups.com) if you are interested in serving in this capacity.

The maintenance contract for the irrigation system to be inspected twice yearly will be signed by either Nancy or Kevin.

The Board voted not to pursue the possibility of utilizing a management company due to the financial impact it would have in dramatically increasing homeowner annual dues.

(Minutes continued on page 3)

(Minutes continued from page 2)

The packet that is sent to all new homeowners has information about our subdivision including the responsibilities of homeowners whose property backs onto a retention pond or a swale. Because many of us have not seen that specific information since purchasing our homes, it will be added to our Wickham Forest website at [www.wickhamforest.com](http://www.wickhamforest.com) so everyone will have access to review the information as needed. Acknowledgement of receipt of the availability to the link will be added to the dues receipt when sent out in January to all homeowners.

Kevin has spoken to the City of Melbourne about the damaged cement drains on Wood Haven/Bent Elm, Bent Pine, and WillowBend/Wild Wood. It is estimated that repairs will be completed in about 6 months.

A homeowner present at the meeting offered to speak with a resident regarding an unsightly covered vehicle in the driveway.

A legal notice was sent to a homeowner regarding upkeep of their property. The lawn had not been maintained and overgrowth had almost covered the sidewalk. WFHOA completed the edging at the sidewalk and charged the homeowner for the job.

Upkeep of the ground around the AT&T service box on Wood Haven between Forest Run and Wild Wood is the responsibility of the property owners that back onto the space. This was verified by AT & T and Code Enforcement as it is an easement on the homeowners' property.

Kevin will speak to the lawn maintenance personnel regarding removal of trash in the islands and at the front entrance. Someone reported that a passing car had thrown cans into the islands and along the hedge at the entrance. PLEASE do not dispose of trash on the islands or at the entrance. Someone feeding the raccoons at the entrance has also been leaving trash behind. Remember that feeding wildlife is against the law.

Lawn maintenance will also be reminded to remove weed vines growing on the fence at each bike path.

The Sanctuary sign was recently damaged or vandalized. It cannot be fixed. Sign companies will be contacted for estimates to replace the sign. Kevin will also determine if he is able to make a replacement.

A traffic study requested by the Board will be conducted at the entrance to Wickham Forest on September 26 from approximately 7:30 – 8:30. An update on that study will be reported in a future newsletter.

Meeting was adjourned at 8:18pm. The next meeting will be determined and announced on the Message Board.

# Fall is Here!



**The Wickham Forest Board is seeking VOLUNTEERS to form a committee to review the Covenants and By-Laws of Wickham Forest to update and/or revise portions of the Covenants, and make suggestions for any possible amendments needed. A committee of five or more persons consisting of both homeowners and Board members is required. Please notify the Board in writing by emailing your name and phone number to [wickham-forest@googlegroups.com](mailto:wickham-forest@googlegroups.com), including your street address in the subject line, and your name, phone number and/or email address where you can be reached. Thanks in advance to those of you willing to serve our community in this capacity.**

## September 2023 Violations

The WFHOA Board acknowledges Simpson Smith for his faithful service to our neighborhood. Simpson volunteers to lower the flag to half-staff, and return it to full staff when the Proclamation is given by the President in honor of special days and deaths of prominent citizens. Thank you, Simpson!! Also, kudos to Jim Brown for his faithful service in posting the monthly newsletter and advertising the WF Community Yard/Garage Sales on the NextDoor app. The Board is thankful for our neighborhood volunteers!!

Please be reminded that when pulling out of the entrance onto southbound Wickham Rd. that only ONE car should be in the middle of the intersection at a time. A second vehicle blocks the view of the first car and is a recipe for an accident. Be considerate of your neighbors! Patience is the key to keeping everyone safe! Remember not all drivers are seasoned veteran drivers...some are newly licensed teens!!

Violation Type	1st	2nd	Fines
Garbage Cans	7	3	1
Yard Waste	5	1	
Outdoor Storage	1		1
Parking	2	1	
Mold/Mildew	1	1	1
Broken Fence		1	
Mowing/Vegetation	1		

**Keep right when navigating the islands on Forest Run Drive. IT'S THE LAW!!!**

### UPCOMING EVENTS

**Saturdays and Sundays in October from 10am—3pm BOO at the ZOO at Brevard Zoo** Trick or Treat at treat stations, enjoy Halloween-themed decorations, take advantage of photo opportunities, listen to spooktacular music, watch special performances, participate in activities, visit your favorite Zoo animals and more! All Boo at the Zoo activities are included with general Zoo admission and free for members.

**Saturday, October 14, 9am—4pm Junkin Punkin Fall Vintage Market at Wickham Park** Sponsored by The Farmhouse Friar and Vintage Works - 150+ local vendors bringing vintage furniture & decor, handmade items, woodworking, baked goods, health & wellness, gifts & accessories and so much more! This market is packed! Brevard County Car Shows will be there with their cars! Food trucks everywhere! Free admission and parking. Pet friendly event.

**Friday, October 20th at 6pm Free Concert Series at Wickham Park with “Switch” featuring Ana.** Come satisfy your hunger needs with food from a variety of food trucks, and enjoy live music.

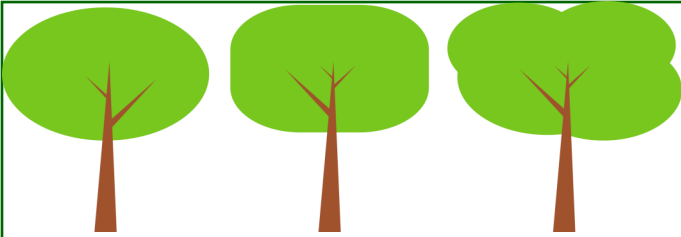
**Thurs, - Sun. October 19–22, and 26-29 from 8pm Foggy Bluff Dead & Breakfast, a Haunted Ghost Walk** on the Grounds of Green Gables 1501 S. Harbor City Blvd. Special family time (not so scary) from 5—7 on Fridays and Saturdays only. Tickets available on Eventbrite. \$20 adults, \$10 kids under 12. All proceeds benefit Green Gables at Historic Riverview Village, Inc.

**Saturday, Oct. 21st from 5-7pm Trunk or Treat at Suntree United Methodist Church** sponsored by Suntree Kids Ministry. Open to all families, it's an evening to show off your costumes, marvel at the creativity of our trunks, and get TONS of FREE CANDY, or special non-candy treats for those with allergies. Food trucks, entertaining games.

**Saturday, October 28th 10am—2pm Halloween Spooktacular Trick or Treat at the Melbourne Auditorium** Indoor trick or treating. Vehicles from Melbourne Police and Melbourne Fire Department will be featured along with Halloween scenes from many local businesses. LOTS of CANDY and TREATS.

**Friday, Nov. 3rd Wickham Park 1st Friday Event** from 5—9pm at the Wickham Park Regional Pavillion Live music, food trucks

**Saturday, Nov. 4th at 11am Woof, Wag, and Wiggle! at Wickham Park** A fundraiser event sponsored by Coastal Boxer Rescue. Family friendly vendors, food trucks, dog training, games, and more.



# ARC

## Wickham Forest Architectural Review September 2023

Members Present: Blain Morgan, Dolores Leach, Ronda Kapelanski, Joanne Osbourne, Reda Rozanski

### Approved Requests

<b>2570 Red Maple Pl.</b> Widen the driveway 6'x25.5', Apron 6'x12' to include sidewalk	<b>2430 Bent Pine</b> Replace roof with Certainteed asphalt shingles, Color: Mojave Tan
<b>2650 Wild Wood</b> Replace Roof with Owens Corning asphalt shingle Black sable, Replacing white gutters with same color	<b>4245 Wood Haven</b> Plant two trees (Crape Myrtles/semi-dwarf) in backyard
<b>2465 Bent Pine</b> Removal of bottle brush tree in front yard	<b>2630 Forest Run</b> Replace roof with Certainteed asphalt shingles, Color: Hunter Green
<b>4625 Willow Bend</b> Removal of 2 dead pine trees in backyard & replacing of gates	<b>4505 Willow Bend</b> Replace roof with Certainteed asphalt shingles, Color: Cobblestone Gray
<b>4360 Wood Haven</b> Replace roof with Owens Corning asphalt shingles, Color: Amber	<b>Denied:</b> Backyard structure cannot be seen from the street.

Our next meeting will be October 18, 2023 at 7:00 P.M. at Joe's Club

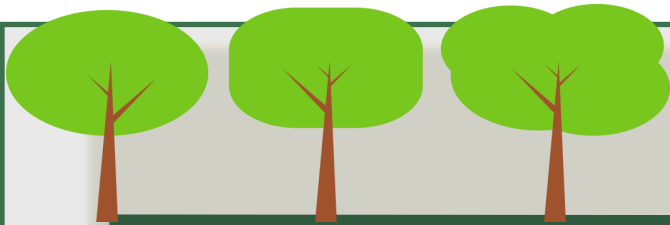
Most items are easily approved, and most questions easily answered. We are all working to make our Wickham Forest neighborhood the best and loveliest in the area! All projects must be started within six months or a new request will have to be submitted. Also, remember to check the covenants or with the ARC members if you have any questions regarding any exterior changes.

**Chairperson: Blain Morgan**

E-mail: [hoarcchair@gmail.com](mailto:hoarcchair@gmail.com)

Dolores Leach • Ronda Kapelanski • Reda Rozanski • Joanne Osbourne • Salpie Kasbar





# Banking Summary

September 2023

INCOME

Interest Income 0.06

TOTAL INCOME 0.06

EXPENSES

Admin Fee 1,050.00

Banking Fees 25.00

Electricity 41.81

Miscellaneous 127.00

Retention Ponds 480.00

TOTAL EXPENSES 1,703.81

**BANK ACCOUNTS**

**BUS SELECT HY SAV**  
**8,061.49**

**BUSINESSSELECT CHKG**  
**60,781.89**

**TOTAL Bank Accounts**  
**68,843.38**

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**Daylight Savings Time Ends at 2am on Sunday, November 5th!!**

**Don't forget to "fall back" and change your clocks!**

**It's a good time to change the batteries in all smoke detectors too!!**



1.

## Welcome New Residents!

The WF 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](mailto:wickham-forest@googlegroups.com).

A few reminders regarding our Community and Covenants:

1. **Garbage is picked up on Tuesdays and Fridays. Recycling (yellow lid) is picked up Wednesdays.** 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. **If you have very large piles of branches and clippings, always call Waste Management ahead of Friday pickup to notify that you have a large amount. ALSO CALL DAVID AMBROSE—City of Melbourne Manager of the Waste Management contract. (321) 608-5081.**
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, manned 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, to include Roofs and Fences, 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, regardless of the current color. **Applications for ARC approval are available on the website at [wickhamforest.com](http://wickhamforest.com)**
6. In case you haven't heard, Wickham Forest residents have a great opportunity to stay informed with what is happening in our subdivision, as well as in the surrounding area. Join your neighbors in **NextDoor** with many new features added. **NextDoor** includes Classifieds, Crime and Safety, Sale/Free items, Lost and Found, Recommendations, Businesses, Groups, and Public Agency notifications. You can even read the Wickham Forest HOA monthly newsletters in the WF Monthly Newsletter group. It's fast, easy, and free. Go to <http://www.Nextdoor.com> to create your account.



Important Contacts	
Emergency for Medical, Fire, Police	911
Melbourne Police Dept. (non-emergency)	(321) 608-6731
Fire Department (non-emergency)	(321) 752-4642
Melbourne City Manager	(321) 608-7200
Melbourne Code Compliance	(321) 608-7902
City of Melbourne Water Department (repairs)	(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
David Ambrose - City of Melbourne Manager of Waste Management Contract	(321) 608-5081
Bus Transportation	(321) 242-6497
Brevard County Animal Control (This number may redirect to the Brevard County Sheriff's Office.)	(321) 633-2024

