



**WICKHAM
FOREST**

LIVING

Email: Wickham-forest@googlegroups.com

The logo features a stylized tree with yellow leaves on a green hill. The text "WICKHAM FOREST" is in green and red, and "LIVING" is in green. The email address is in black.

December 2023



**Wickham Forest Homeowners
Association, Inc.**

PO Box 410621
Melbourne, FL 32941-0621

Contact the Board

Wickham-forest@googlegroups.com

Nancy Phillips, President
(321) 426-6047

Nancywfhoa@gmail.com

Kevin Rozanski, 1st Vice President
Kevinwfhoa@gmail.com

Sandi Melkonian, 2nd Vice President
Sandiwfhoa@gmail.com

Janet Smith, Secretary
janetwfhoa@gmail.com

Jim Spanogle, Treasurer
Jimwfhoa@gmail.com

Pam Clark, Admin Asst.
Pamwfhoa@gmail.com

Blain Morgan, ARC Chairman
hoarchair@gmail.com

Website: WickhamForest.com

Wickham Forest Christmas Decorating Contest will be completed December 19th. Be sure your lights are lit December 15 –19 as judges will be viewing on different nights. Prizes are awarded to the top three homes decorated for the holiday season. Families that won in 2021 and 2022 are not eligible to win this year. Many residents have already decorated, so take a drive or walk around and enjoy the beautiful lights to boost your holiday spirit.

The solar message board light that was just replaced a few weeks ago was stolen sometime during the night of Thursday, November 30th. It was noticed as missing on Friday afternoon, and has been reported to Melbourne Police. If anyone has evidence of suspicious activity (security cameras) or knows anything about this incident, please report it to the Melbourne Police, or to the Wickham Forest Board.



November 2023 WFHOA Board Meeting

Wednesday, November 15, 2023

Board Members Present: Nancy Phillips, (President) Kevin Rozanski (1st VP), Sandi Melkonian (2nd VP), Janet Smith (Secretary)

Others Present: Pam Clark, Admin. Assistant; Dep. Alford, BSO; 9 homeowners.

Minutes

Nancy called the meeting to order at 7:00PM with a quorum of four Board members present.

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

The financial reports for September and October 2023 were approved as published in the October & November newsletters.

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.

The Board is asking for volunteers for a Welcoming Committee. This group would gather items from local businesses and create a welcome bag for new residents of Wickham Forest. If you are interested in helping, please email the Board at wickham-forest@googlegroups.com.

Software updates are needed to store all documents and records. This was strongly recommended by the Board Attorney. Google Docs cloud storage would allow access by all board members, but changes would be made by one person to avoid duplication and errors. Some other ideas were mentioned, and a decision will be made by March, after further research, as to which method to choose.

Kevin reports that he spoke with Code Enforcement regarding the yard waste being deposited in the conservation area by someone in Pebble Creek. Code Enforcement cannot help, so Kevin cleaned up many of the branches himself. The ponds are all looking great, with service from ECOR once a month.

The Sanctuary sign that was damaged beyond repair was made of an aluminum composite. Recommendation is that we replace it with a wooden sign. A homeowner with artistic skills offered to paint the sign if the materials were provided to her. The Board accepted her offer, and materials will be purchased and delivered to her. Plans are to have the new sign in place by mid-March, or sooner.

Less violation letters have been sent this past month. That's a great sign that residents are working hard to keep our neighborhood looking beautiful.

Volunteers were acknowledged as follows: Simpson Smith who takes care of lowering/raising the American flag at the entrance when appropriate; Shane Turner, Michael & Sandi Melkonian for repairing the bike path fence on Wild Wood; and Doug Smith for placing the yard sale signs at the entrance for Community Yard Sale days. The Board appreciates all our volunteers!!

The Board will continue to pay an off-duty police officer to attend Board meetings for security.

Estimates for replacement of the fencing surrounding the Bent Pine Pond are cost prohibitive. Repairs will be made as needed. Additional estimates for those repairs are being gathered. The plan is to save to have fencing replaced with something more durable in the future.

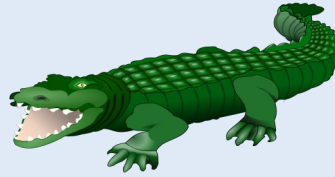
Nancy will purchase a new light for the Message Board. Kevin will install the light with pavers surrounding it to protect it from mowers.

In September of 2022, the Board started looking into reviewing the Covenants for changes, with the intent of future revisions. At this meeting, it was announced that a committee of volunteers, as requested in the October newsletter, has been formed and have started reviewing the Covenants and making recommendations. They will be meeting over the next few months to prepare the suggestions for change to the homeowners for approval.

(Minutes Continued on page 3)

November 2023 Notices

Do you know what to do if you spot an alligator in one of the ponds? A homeowner recently spotted an alligator in one of our Wickham Forest ponds, and inquired of the Board. So after researching the answer, here it is for everyone to learn! There is a Nuisance Alligator Hotline at 866-FW-GATOR (866-392-4286). An alligator is considered a nuisance if it is at least 4 feet in length and is believed to pose a threat to people, pets, or property. Now, if you encounter one in your backyard, remember you can't outrun a gator!! They can run 30mph on land!! Back away slowly so as not to alarm the beast, and when you are far enough away from him, run for cover! There is also a Florida Wildlife Alert Hotline at 888-404-FWCC (888-404-3922) that could also be helpful. Always be aware that it is illegal to feed an alligator, as it will 'see' (using that word loosely, as their vision isn't great) a human as a food source.....not differentiating that YOU or your pet aren't the food! It could endanger anyone who gets too close, and then becomes a nuisance alligator because of human interaction!



Seasonal Décor Recognition	14	
Violation Types	1st	2nd
Parking	3	1
Garbage Cans	3	
Yard Waste	5	
Maintenance	2	
Mowing/Edging/Sodding	2	
Outdoor Storage	1	



Minutes Continued from page 2)

Holiday decoration judging will be done by December 20th. Board members will arrange to view the entire neighborhood to make their choices.

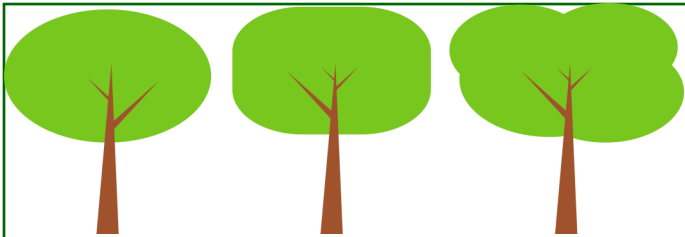
Board members were asked to submit Bios to the Secretary if they intend to remain on the ballot for 2024. A date for homeowner bio submissions will be placed on the Message Board.

The County will be completing a traffic study on the intersection of Forest Run and Wickham Rd. in January. Counters will be put out for a period of time, and then observation in the morning and afternoon will take place. Suggestions are for them to synchronize the lights to the north and south, or restrict northbound traffic from taking U-turns. Hopefully the County will find a way to improve the ability to enter and exit Wickham Forest safely.

Meeting was adjourned at 8:05pm. The next meeting of the WFHOA Board of Directors will be held on January 17, 2024 at Joe's Club. All homeowners are invited to attend. The ARC meeting will occur simultaneously.



The Committee reviewing the Covenants is diligently working, hoping to complete their recommendations to the Board by late spring or early summer 2024. The Board will then review and determine if the recommendations are acceptable before submitting to the Board Attorney. Then the potential changes will be sent to each and every homeowner for a vote. Those articles which pass homeowners' votes will then be filed in local courts as Amendments to the Covenants.



ARC

Wickham Forest Architectural Review November 2023

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

Approved Requests

2615 Forest Run Replace roof with Owens Corning asphalt shingles Estate Gray	2410 Bent Pine Pool resurfacing
2697 Forest Run Replace roof with Owens Corning asphalt shingles color Teak, Drip edge, gutter & downspout white	4250 Wood Haven Add Crimson rock on Left, right, backside to match front gardens & added landscaping
4370 Wood Haven Replace roof with G.A.F. asphalt shingles color driftwood	4375 Wood Haven Removal of homeowners fence on north-facing side of property
4570 Willow Bend Painting house with Glidden Peach surprise & stucco repair as requested on application.	4645 Willow Bend Installation of Belgard Mega cambridge Napoli pavers for walkway, door area, widen Driveway, and remove landscaping as requested on application
4610 Willow Bend Installation of Appian-stone pavers Driveway, walk	

Our next meeting will be December 20, 2023 - remotely due to holidays

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

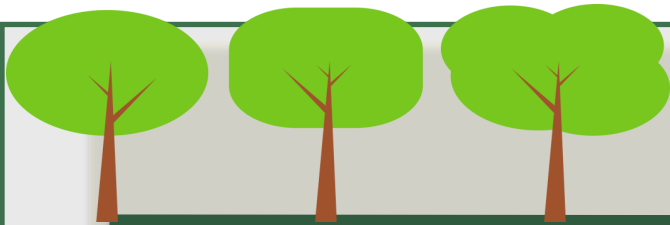
• Dolores Leach • Ronda Kapelanski • Reda Rozanski • Joanne Osborne • Salpie Kasbar



Begins Thursday, December 7th



Begins Tuesday, December 26th



Banking Summary

November 2023

INCOME

Interest Income 0.07

TOTAL INCOME 0.07

EXPENSES

Admin Fee 1,050.00

ARC 600.00

Banking Fees 25.00

Board Stipend 6,000.00

Electricity 42.32

Holiday Decorations 16.04

Meeting Room 50.00

Mildew Removal 850.00

Miscellaneous 127.00

Retention Ponds 460.00

Website Hosting 90.00

TOTAL EXPENSES 9,310.36

BANK ACCOUNTS	
BUS SELECT HY SAV	8,061.63
BUSINESSSELECT CHKG	45,239.26
TOTAL Bank Accounts	53,300.89

Calvin and Hobbes



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.

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**
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

