

The logo for Wickham Forest Living. It features a stylized tree with yellow leaves on a green base that resembles a leaf or a path. To the right of the tree, the word "WICKHAM" is written in green, "FOREST" in dark red, and "Living" in green below it.

Wickham-forest@googlegroups.com

**April 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

Kevin Rozanski, 1st Vice President

(321) 917-6552

Sandi Melkonian, 2nd Vice President

(321) 544-5045

Janet Smith, Secretary

(561) 703-4618

Jim Spanogle, Treasurer

(321) 254-0074

Pam Clark, Admin Asst.

(321) 432-4031

Blain Morgan, ARC Chairman

hoaacchair@gmail.com

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

**Recently, a few issues have arisen regarding street parking in Wickham Forest. As a reminder, the Covenants addressing street parking are included below. PLEASE UNDERSTAND, that occasionally, there are circumstances that may occur that would make following these rules difficult for individual households. IF and WHEN a situation arises for your household, PLEASE contact the Board to inform of the hardship. An example would be a medical aide that spends more than 6 hours or is needed overnight. The Board certainly understands that exceptions may be necessary at times. Do not hesitate to email at: [wickham-forest@googlegroups.com](mailto:wickham-forest@googlegroups.com) It doesn't hurt to ask.**

Article VII. Section 7.5.9. If vehicles associated with a homeowner address, including visitor's cars, are seen habitually parked in a street, as determined by the board, a warning letter will be sent to the homeowner, giving that homeowner a specific period of time within which to move the vehicle(s). If after receiving the letter, any vehicle associated with the homeowner's address is seen parked habitually in the street another time, the homeowner will be fined up to \$50 per occurrence per day.

Article VII. Section 7.5.10. Parking in the street will be tolerated under the following conditions: a. While homeowner, or contractor, is engaged in maintenance of home, driveway, or yard. b. During special occasions and holiday get-togethers for a period not to exceed 6 hours. c. During social and committee gatherings for a period not to exceed 6 hours.

**March WFHOA Board Meeting**  
**Wednesday, March 15, 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:** 2 homeowners.

**Minutes**

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

Secretary's minutes from the annual meeting in February 2023 were approved as published in the March newsletter.

Financial report for February was approved as published in the March newsletter. As of March 15, there were 26 homeowners who were in arrears in paying annual dues. Late fee of \$25 per month plus 1.5% interest will be assessed until paid in full.

The Board appreciates Mary Greenfield for her many years of service to our Wickham Forest neighborhood. We recognize her expertise and knowledge of the community and hope to benefit from her input as a consultant extraordinaire as needed in the future.

Kevin will research potential plants for the entrance: low-lying perennials for around the ligustrum trees and replacements for the copper plants that are not thriving at the entrance area.

A local television station has requested an interview regarding the house in Sherwood next to the Wild Wood bike path. Upon checking with the attorney, a homeowner may participate in the interview if desired, but not as representative of the Board.

Kevin has been researching the placement and financial responsibility for the FPL meters for lights at the entrance and at the bike paths. He will gather information to share with the Board.

A thorough tour of Wickham Forest yielded about ninety (90) homes with potential violations. Letters were going out to notify homeowners of items needing attention.

Contact continues with the City of Melbourne on repairing or closing the Wild Wood bike path.

In researching our the insurance company, the liability insurance currently would cover HOA members and Board members for injuries incurred while volunteering and no further action is needed.

Brevard Excavating will be contacted regarding removal of the floating debris on the Wood Haven pond.

Financial information for WFHOA has been send to the auditor with an expected return in mid-April.

The Board voted to approve the ARC committee for the coming year. An alternate member is currently needed.

Documentation for an appeal to a homeowner's violation fine is the responsibility of the homeowner requesting the appeal. The Board is not responsible for that information. All communications regarding appeals need to be addressed to the Board of Directors, not to the Administrative Assistant.

Kevin and Sandi have both supplied the Board with their Board Member certification required for new Board members, and renewable every 5 years.

Kevin presented estimates for the front entrance electrical work. A vote was approved to authorize a contract to bring the electrical work up to current code.

Discussion on replacement of the Board computer has been tabled until the next meeting.

A homeowner present at the meeting has offered to initiate a Welcoming Committee to greet new homeowners/residents. An ARC committee member also agreed to join her in this endeavor. Salpie Kasbarian and Joanne Osborne will be organizing the committee. Any other homeowner wishing to assist can contact the Board for information. They will be seeking donations from local businesses to create welcome baskets for distribution to new neighbors.

The meeting was adjourned at 8:25pm.

The next meeting of the WFHOA Board of Directors will be at 7pm at Joe's Club on April 19, 2023. All homeowners are welcome to attend. The ARC meeting will occur simultaneously.



Drive to the right side of the islands on Forest Run whichever way you are heading! Speed limit is 25mph on all streets in Wickham Forest! SLOW DOWN!!

There were a lot of violation notices sent this month. Please remember that postage for sending out mailing has skyrocketed in recent times, costing the HOA a lot more than in the past. A special THANK YOU to all the homeowners who read the notices in the past few Newsletters and on the Message Board and were proactive in checking their homes for potential violations before notices were sent. THANKS ALSO to those who did receive notifications and have already notified the Board that corrections have been made to come into compliance with the Wickham Forest Covenants. It takes ALL OF US working together to keep our neighborhood a beautiful and desirable place to live, and maintain our property values.



## March 2023 Violations

Violation Type	1st	2nd	Fine
Parking	11		
Mildew/Mold/Rust	61		
Garbage Cans	17		
Repairs Needed	4		
Outside Storage	6	2	
Yard Trash	5		
Christmas Lights	1		
Signs	1		
Mowing	2		
Gutters/Vegetation	1		
Hurricane Shutters	1		
Need to Paint	1		

## UPCOMING EVENTS

**Melbourne Blueberry Festival** Saturday, April 15—Sunday, April 16 at Wickham Park 10am-5pm  
Family fun and festivities, Fresh Blueberries, Arts & Crafts, Delicious food, Free Bounce Houses, Live Entertainment, Free Rock Painting, Pony Rides, Games & Contests, Free Corn Hole, Admission: \$6, Kids 2 and under: Free

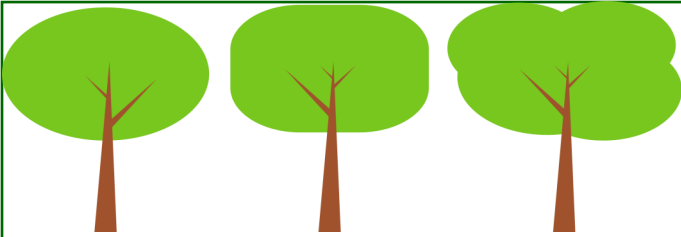
**Turkey Creek Day** on Saturday, April 15th from 9am—2pm Enjoy art & craft vendors, food & drinks, ranger tours, kids story-time & activities, and native plant tours. The event is FREE! 1518 Port Malabar Blvd. NE in Palm Bay

**Antique Motorcycle Invitational at Green Gables** on Saturday, April 15 at Green Gables from 10am—3pm  
1501 S. Harbor City Blvd.— Food available from Burger Inn, Live music, 50/50 Raffle, \$5 Admission

**38th Melbourne Arts Festival** Saturday, April 22—Sunday, April 23 at Wickham Park 9am—5pm Award winning festival with over 200 booths, live music, kid friendly activities, a variety of food options FREE ADMISSION, FREE PARKING, FREE KIDS ACTIVITIES

**Brevard Zoo Party for the Planet (Earth Day)** Saturday, April 22 from 10am—3pm Celebrate Earth Day at the Zoo! Come celebrate Florida’s native plants and pollinators throughout the Zoo with games, fun activities, and flower-themed enrichment for our animals! \*\*Included with general Zoo admission.\*\* The Zoo is partnering with volunteers and local growers to sell native plants during this event to help create habitats for Florida’s beautiful birds,

**Melbourne 35th Annual All Veterans Reunion** Sunday, April 30th—Sunday, May 7th at Wickham Park  
The Vietnam Traveling Memorial Wall will be displayed.



# ARC

## Wickham Forest Architectural Review March 2023

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

### Approved Requests

<p><b>4625 Willow Bend</b> House Paint Sherman-Williams, Trim/Garage-SW7006 White, Front Door- SW9185 Marea Baja Blue, Main House – SW 7560 Impressive Ivory</p>	<p><b>4250 Wood Haven</b> Replace front landscaping, install small amaretto paver section in front of door area, front walk paint sahara Tan to match pavers, and gravel. As requested on application.</p>
<p><b>2640 Bent Elm</b> 15 Roof Panel Solar install</p>	<p><b>4765 Willow Bend</b> Paver pathway from the side of the drive to the fence gate &amp; area behind the fence.</p>
<p><b>2520 Bent Pine</b> Real Brick will be added to the front of the house to all stucco areas and replace mailbox</p>	<p><b>2555 Forest Run</b> Sherman Williams House paint Trim- SW White Main- Behr Gray Morning FOG</p>
<p><b>4200 Wood Haven</b> Replacing wood fence on both sides of house with Vinyl fence.</p>	<p><b>2645 Forest Run</b> Paint house: Manufacturer PPG Trim: <u>Dusty Trail PPG 1097-4</u>, Main House: <u>Greyhound PPG 1008-3</u> ,Garage Doors: <u>Dusty Trail PPG 1097-4</u>, Front Door <u>Succulent Leaves – PPG1131</u></p>
<p><b>2645 Wild Wood</b> Replacing Roof with GAF shakewood shingles</p>	<p><b>4295 Wood Haven</b> Replacing all 29 windows with impact resistant windows</p>
<p><b>2415 Wild Wood</b> Replacing 11 Window and rear sliding glass door, white trim and frame</p>	<p><b>2900 Forest Run</b> House paint same color as existing</p>

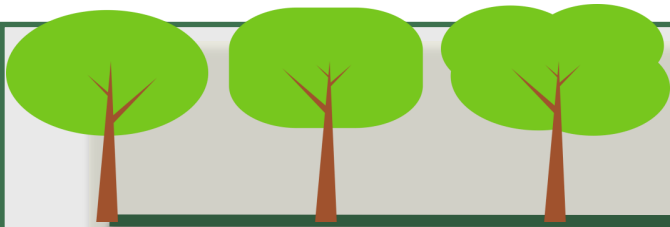
Our next meeting will be April 19, 2023 at 7:00 P.M. at Joe's Club

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: [arc-wf@googlegroups.com](mailto:arc-wf@googlegroups.com)

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



# Banking Summary

March 2023

**INCOME**

Fines	100.00
HOA Dues	11,887.00
Interest Income	20.55
Late Fees	352.96
Other Income	525.00
<b><u>TOTAL INCOME</u></b>	<b>12,885.51</b>

**EXPENSES**

<b>Admin Fee</b>	<b>1,050.00</b>
<b>Attorney Fees</b>	<b>576.00</b>
<b>Banking Fees</b>	<b>25.00</b>
<b>Board Stipend</b>	<b>200.00</b>
<b>Checks Returned NSF</b>	<b>310.42</b>
<b>Conservation Area/ Swale Maintenance</b>	<b>2055.00</b>
<b>Electricity</b>	<b>106.84</b>
<b>Landscape Maintenance</b>	<b>700.00</b>
<b>Meeting Room</b>	<b>50.00</b>
<b>Office Supplies</b>	<b>23.50</b>
<b>Retention Ponds</b>	<b>460.00</b>
<b><u>TOTAL EXPENSES</u></b>	<b>6,894.76</b>



As of March 31, 2023, dues have been paid by 300 homeowners. The remaining 17 homeowners will be assessed late fees of \$25 per month plus 1.5% interest until paid in full. Late fees and interest WILL NOT be waived for those postmarked after March 1, 2023.



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## 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

