

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, and "FOREST" is written in dark red. Below this, the word "Living" is written in green.

Wickham-forest@googlegroups.com

May 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

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Blain Morgan, ARC Chairman

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WickhamForest.com

The six month Atlantic hurricane season is just around the corner, starting June 1st and extending until November 30th. While prognosticators disagree about the possible intensity of this year's forecast, it's still the time to prepare for whatever the weather winds bring our way. Start by understanding and reviewing your insurance coverage. If deemed necessary, purchase flood insurance. Many Floridians thought that flood insurance was a waste of money until last year's devastating rains during Hurricane Ian. After hitting the southwest coast of Florida, Ian moved diagonally to the northeast across the state dumping record rainfall in central Florida. Many homes along the St. Johns River that had never flooded were inundated with flood waters that took weeks to dissipate due to the slow moving river. Another task that many Floridians failed to prepare last year was an inventory of their belongings. Take pictures so that if an insurance claim is necessary, you have an accurate inventory of losses. Prepare a disaster supply kit (see page 6 of this newsletter) including food items as well as bottled water, prescription medications, first aid supplies, and other essentials. Don't forget your pets! They need food and medicines too!! While we certainly hope none of this preparation will be utilized this hurricane season, it's much wiser to be good Boy and Girl Scouts and "Be Prepared."



April 2023 WFHOA Board Meeting

Wednesday, April 19, 2023

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

Others Present: 3 homeowners.

Minutes

Nancy called the meeting to order at 7:07PM with a quorum of four Board members present.

The secretary's minutes from the meeting in March 2023 were approved as published in the April newsletter. The financial report for March was approved as published in the April newsletter.

Kevin reports that the sprinkler pump that was installed at the entrance is under warranty but is not working correctly. Efforts to contact the installer have been unsuccessful. Calls to contact the distributor of the pump referred him to contact the installer. Since there has been no response, other irrigation companies will be contacted for estimates.

As of April 19th, one hundred seven violation letters had been sent out in April. The 2nd VP has been reviewing the neighborhood weekly, and roof reviews will be completed in the near future.

Janet asked the Board for the okay to ask Pam to instruct her how to Blast Out the newsletter which would make the process more efficient. She will set up a training session with Pam.

Kevin has contacted Code Enforcement for the City of Melbourne. Residents on the Sherwood side of the Wild Wood bike path have been piling debris at the fence partially blocking the passageway, which is not acceptable. The City of Melbourne will be repairing the damaged section of the fencing in the bike path that was vandalized by unknown persons.

The streetlight at the Wild Wood bike path is not working at all. It is unknown whether that has been vandalized, has damaged wiring, or perhaps an animal has been chewing on the wires. Kevin is contacting FPL about the light and the feasibility of transferring the cost of the electricity used at that pole from WFHOA to the City of Melbourne or FPL. (Note: Since the meeting, FPL has removed WFHOA from responsibility for the electricity at both bike paths. Good work, Kevin!) This will certainly lower the existing electric bill each month.

The retention pond on Wood Haven needs removal of some pepper bushes. Brevard Excavating will be asked to submit an estimate for that work.

A few residents that received violation notices have not responded, so fine letters were sent out. Some are requesting an appeal, but if there has been no communication, fines will increase daily for those homes that are not in compliance and are not awaiting appeal.

The company doing the electrical work at the entrance is waiting for a date from FPL to agree to disconnect and re-connect the power (same day) so the work can be completed. This must be done to bring it up to the City Code.

A homeowner present at the meeting was questioning the visibility of his garbage cans from the street. He plans to rectify this by putting up a screen and some shrubs to shield the cans from view.

Cracked/raised sidewalks on five streets in Wickham Forest have been reported to the City of Melbourne. It is now their responsibility to make repairs. Our reporting of raised and cracked sidewalks is needed to protect from liability in case of someone falling.

Sprinkler heads on the Wood Haven island don't seem to be connected to a water source. Kevin will consult with Mary Greenfield to ask about the history of irrigation on that island.

To speed up the recording and sending out of violation correspondence, the Board authorized purchase of a printer and ink subscription for the 2nd VP to take on that responsibility instead of having the administrative assistant handle the printing/mailing. Research will be done before purchase to ensure that it will be compatible with her existing computer.

The meeting was adjourned at 8:03pm. The next meeting of the WFHOA Board of Directors will be determined as needed. Please check posting on the Message Board at the entrance for updates.

The ARC will meet as usual on the third Wednesday of the month (May 17th, 2023) at Joe's Club at 7pm.



The Names for 2023 Hurricane Season

Arlene	Harold	Ophelia
Bret	Idalia	Philippe
Cindy	Jose	Rina
Don	Katia	Sean
Emily	Lee	Tammy
Franklin	Margot	Vince
Gert	Nigel	Whitney



April 2023 Violations

Violation Type	1st	2nd	Fines
Parking	24		
Trailer Parking	1		
Mildew	33		
Garbage Cans	61	1	
Yard Trash	8		
Mowing	6		
Outdoor Storage	8		
Fence Repairs	3		
Stucco Repairs	1		
Ladder	1		
Non-ARC Approval			1
Homeowner Recognition	15		

REMEMBER: Drive to the right side of the islands on Forest Run whichever way you are heading! The speed limit on ALL streets in Wickham Forest is 25 mph. YES.....that includes Forest Run!!

Congratulations to those homeowners in Wickham Forest who received commendation letters this month for keeping their properties in pristine condition, following all of the Covenants. A few letters will be mailed each month in recognition of homeowners whose properties are always in compliance.

UPCOMING AREA EVENTS

Saturday, May 13th from noon—10 pm 2nd Annual Space Coast

Burger Battle at Wickham Park hosted by Battle Bros, LLC Many food choices and other craft fair vendors to choose from. \$7 per person (age 10 & under free) Proceeds benefits the Children’s Hunger Project. Live music, axe throwing, face painting,

Brevard County Farmers’ Market—Every Thursday from 3—6 pm at the Pavillion in Wickham Park. Connect with them via Facebook to see all the various vendors available.

FREE Melbourne-Wickham Shred Day sponsored by Launch Credit Union at 2200 Wickham Road on Monday, May 15th starting at 1:00 pm. Bring up to five boxes of paper material and have it securely shredded and disposed of at **NO CHARGE**. Reminders! Please Do NOT include any plastic, such as plastic bags or CDs, and no metal or garbage. Remove metal and binder clips. However, it is not necessary to remove staples. No material may be left at the branch; shred will only be accepted during the event. In order to adhere to safety measures, all shred material must be boxed or bagged, and left in your trunk. Please remain in your vehicle and a Launch representative will remove the materials to be shredded from your trunk.

Brazilian Market of Brevard - Saturday, June 10th at the Pavillion in Wickham Park from 11am - 5pm Creating an opportunity for the Brazilian community to have fellowship and to share their culture with everyone through their good food and merchandise. Zumba, Brazilian music & food, Puppets and MORE!!

Food Truck Party at Northside Presbyterian Church at 1400 Lake Washington Rd. June 5—9 from 9am—noon for ages 5 - 11. NO COST for this Vacation Bible School and Registration is open. Please remember to download the medical release form found in the documents section on this website; <https://www.myvbs.org/northsidefoodtruckparty2023> have it notarized, and bring it with you on Monday morning.

Open House every Saturday from 10am-2pm at historic Green Gables 1501 Harbor City Blvd. Tours are \$10 per adult. May 13th—flowers for Moms May 20th—Free admission for Military and Veterans



ARC

Wickham Forest Architectural Review April 2023

Members Present: Blain Morgan, Ronda Kapelanski, Joanne Osbourne, Reda Rozanski, Salpie Kasbar

Approved Requests

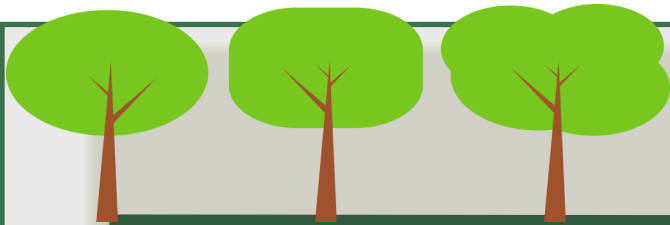
<p>2660 Forest Run ROOF, Manufacturer: Landmark asphalt shingle Color: MAX-Def Pewter</p>	<p>2440 Wild Wood ROOF, Manufacturer: Landmark asphalt shingle Color: Weathered wood</p>
<p>2595 Wild Wood ROOF, Manufacturer: Owens Corning asphalt shingle Color: Estate Gray SHUTTERS: Install Approved Florida Building Code / Impact Rated Hurricane Shutters on 4 specified openings</p>	<p>4605 Willow Bend Fill in the back yard with clean fill to raise the level to meet the same level as the house and install Sod. Approximate height of raising 4 feet. No structural changes, No retaining walls.</p>
<p>4775 Willow Bend ROOF, Manufacturer: Landmark asphalt shingle Color: Resawn Shake</p>	<p>4585 Sweet Bay ROOF, Manufacturer: Owens Corning asphalt shingle Color: Estate Gray</p>
<p>2750 Forest Run FENCE: Brown wood Board on Board on left of house as shown on survey</p>	<p>2520 Red Maple Installation of water softener on side of house, partial Buried & hidden by shrubs</p>
<p>4525 Willow Bend Impact windows install of approximately 9 White frame windows located around house. Impact "Admiral Blue" Door with Peep site.</p>	<p>2650 Wild Wood Removal of white paint from driveway; application of CLEAR protective coat.</p>
<p>2450 Wild Wood Paver color change from Feb 2023 application to Chicago Brown</p>	<p>2890 Forest Run Solar panel installation on East side of roof as per application.</p>
<p>4210 Wood Haven Window replacement.</p>	<p>2675 Wild Wood Dead Palm tree & stump removal from front yard.</p>
<p>4350 Wood Haven Removal of bushes blocking garage door and damaging property. Painting chimney and wall with Richards tailored TAN; the same color as existing main house color</p>	<p>2505 Wild Wood Paint Manufacturer: BEHR MAIN: Solemn Silence TRIM: Steeple Gray. GARAGE DOOR: Steeple Gray FRONT DOOR: Steeple Gray as per application.</p>
<p>4355 Wood Haven Land scaping: Removal of palms and stumps and leaning oak tree and stump (area 2), and Removal of palms and stumps from the front of house (area 3). Addition of replacement shrubs and ground cover. Addition of 15' to 35' Flagpole in front of house as designated by survey.</p>	<p>2600 Forest Run Paint Manufacturer: Sherman Williams MAIN: Distance sw-6243 TRIM/GARAGE DOOR: Gray sw-7024 FRONT DOOR: Honey Bees sw-9018 as per application. Replacing Mailbox & existing fence w/ wood Horizontal shadow box, on east & west side as per application</p>
<p>4505 Willow Bend Paint Manufacturer: Sherman Williams MAIN: Lazy Grey sw-6254 TRIM: white sw-7005. GARAGE DOOR: Lazy Grey sw-6254 FRONT/SIDE DOOR: Earl Grey sw-7660 as per application.</p>	<p>The next ARC meeting will be May 17, 2023 at 7:00 PM at Joe's Club.</p>

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

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



Banking Summary

April 2023

INCOME

HOA Dues	3,890.00
Interest Income	79.58
Late Fees	605.00
Other Income	250.00
<u>TOTAL INCOME</u>	4,824.58

EXPENSES

Admin Fee	1,050.00
Banking Fees	25.00
Electricity	110.56
Landscape Maintenance	700.00
Meeting Room	50.00
Office Supplies	299.18
Postage	126.00
Tax Pre/Audit	600.00
<u>TOTAL EXPENSES</u>	2,960.74

BANK ACCOUNTS	
BUS SELECT HY SAV	8,051.08
BUSINESSSELECT CHKG	79,222.97
TOTAL Bank Accounts	87,274.05

As of April 30, 2023, dues have been paid by 305 homeowners. The remaining 12 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.

The independent audit report for financial data documents from January 1, 2022 through December 31, 2022 found no discrepancies.

HURRICANE SAFETY CHECKLIST

Hurricane are strong storms that cause life and property-threatening hazards such as flooding, storm surge, high winds and tornadoes.

Preparation is the best protection against the dangers of hurricanes.

What should I do?

Listen to a NOAA Weather Radio for critical information from the National Weather Service (NWS).

Check your disaster supplies, and replace or restock as needed.

Bring in anything that can be picked up by the wind (bicycles, lawn furniture).

Close windows, doors and hurricane shutters. If you do not have hurricane shutters, close and board up all windows and doors with plywood.

Turn the refrigerator and freezer to the coldest setting and keep them closed as much as possible so that food will last longer if the power goes out.

Turn off propane tanks and unplug small appliances.

Fill your car's gas tank.

Talk with members of your household and create an evacuation plan. Planning and practicing your evacuation plan minimizes confusion and fear during the event.

Learn about your community's hurricane response plan. Plan routes to local shelters, register family members with special medical needs as required and make plans for your pets to be cared for.

Evacuate if advised by authorities. Be careful to avoid flooded roads and washed out bridges.

Because standard homeowners insurance doesn't cover flooding, it's important to have protection from the floods associated with hurricanes, tropical storms, heavy rains and other conditions that impact the U.S. For more information on flood insurance, please visit the National Flood Insurance Program Web site at www.FloodSmart.gov.

Know the Difference

Hurricane Watch—Hurricane conditions are a threat within 48 hours. Review your hurricane plans, keep informed and be ready to act if a warning is issued.

Hurricane Warning—Hurricane conditions are expected within 36 hours. Complete your storm preparations and leave the area if directed to do so by authorities.

What supplies do I need?

Family and emergency contact information

Extra cash

Emergency blanket

Map(s) of the area

Baby supplies (bottles, formula, baby food, diapers)

Pet supplies (collar, leash, ID, food, carrier, bowl)

Tools/supplies for securing your home

Extra set of car keys and house keys

Extra clothing, hat and sturdy shoes

Rain gear

Insect repellent and sunscreen

Camera for photos of damage

Continue listening to a NOAA

Weather Radio or the local news

for the latest updates.

Stay alert for extended rainfall and subsequent flooding even after the hurricane or tropical storm has ended.

If you evacuated, return home only when officials say it is safe.

What do I do after a hurricane?

Drive only if necessary and avoid flooded roads and washed-out bridges.

Keep away from loose or dangling power lines and report them immediately to the power company.

Stay out of any building that has water around it.

Inspect your home for damage. Take pictures of damage, both of the building and its contents, for insurance purposes.

Use flashlights in the dark. Do NOT use candles.

Avoid drinking or preparing food with tap water until you are sure it's not contaminated.

Check refrigerated food for spoilage. If in doubt, throw it out.

Wear protective clothing and be cautious when cleaning up to avoid injury.

Watch animals closely and keep them under your direct control.

Use the telephone only for emergency calls.

If using a generator during power outages, be sure it is vented to the outdoors to prevent carbon monoxide poisoning.

For more information on disaster and emergency preparedness, visit RedCross.org.

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

