

MARCH 2024

Wickham Forest Newsletter

Neighbors working with each other for
a better community



IN THIS ISSUE NEWS UPDATE

Over the coming weeks the Board will be making necessary changes and adjustments in order for our community to run more efficiently. We welcome any comments and suggestions you may have that will assist us in that endeavor.

Message from the Board

The newly elected Board is privileged to represent this community. We will work hard to be balanced, fair and will treat everyone equally. We appreciate the help and support of the previous board and their hard work and effort on behalf of the community.

In This Newsletter

- Hurricane Season Nears
- Community Yard Sale
- New Board Members
- 2024 Budget
- Board Meeting Minutes
- ARC Approvals
- Important Contacts

NOTE: If you have questions about the Covenants and Deed Restrictions, please contact any Board member at: wickham-forest@google.com

Welcome
New
Residents

To Wickham Forest

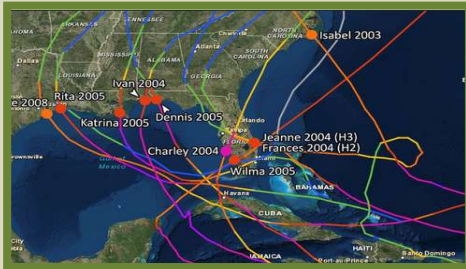
HOA Board Contact Information

President: - Chip Osborne chipwfhoa@gmail.com
1st VP: - Kevin Rozanski kevinwfhoa@gmail.com
2nd VP: - George Ragusin georgewfhoa@gmail.com
Secretary: - John Baker johnwfhoa@gmail.com
Treasurer: - Jim Reagan jimrwfhoa@gmail.com

Wickham Forest News



Community yard sale
April 6, 2024



The six-month *Atlantic hurricane season* is just around the corner. Starting June 1st and extending until November 30th.

While prognosticators disagree about the intensity of this year's forecast, it's still time to prepare for whatever the weather and winds bring our way.

Start by understanding and reviewing your insurance coverage. You may want to purchase flood insurance. Many Floridians thought that flood insurance was a waste of money until last year's devastating rains during our last hurricane.

Please begin your preparations EARLY!

Note: Architectural Committee Meeting every 3rd Wednesday of the month.

Time 7:00 P.M.

It's that time of the year again for the Wickham Forest neighborhood spring yard sale. We encourage everyone to take part! Now is the time to get rid of all those items that have been cluttering up your home or garage.



We don't just have neighbors here in Wickham Forest; we have friends. This is a welcoming community where you can make friends that will last a lifetime.

Welcome

New Board Members

The newly elected officers of the WFHOA held an Informal Organizational Workshop on February 22, 2024, at 10:30 AM to determine WFHOA Board positions as detailed below.

President: Chip Osborne
 1st VP: Kevin Rozanski
 2nd VP: George Ragusin
 Secretary: John Baker
 Treasurer: Jim Reagan

Total Violations

Total of 28 violations sent:	1st	2nd	Fine
Outdoor Storage		1	1
Mold/Mildew	3		
Parking	3	1	
Garbage Cans	9		1
Yard Waste	5	1	
Mowing	2		

Treasurer's Report

Account Balances – 1/31/2024

Bank Accounts

BUS SELECT HY SAV	8,071.82
<u>BUSINESSSELECT CHKG</u>	<u>92,029.00</u>
TOTAL Bank Accounts	100,100.82

Summary - 2/1/2024 through 2/29/2024

INCOME

Dues	39,450.00
<u>Interest Inc</u>	<u>.06</u>
TOTAL INCOME	39,450.06

EXPENSES

Admin Assistant	1,050.00
Banking Fees	25.00
Checks returned NSF	245.00
Electricity	37.65
Landscape Maintenance	700.00
Meeting Room	100.00
Office Supplies	371.10
Postage	42.82
Retention Ponds	510.00
<u>Tax Prep/Audit</u>	<u>600.00</u>
TOTAL EXPENSES	3,681.57



February 2024 Annual HOA Meeting

Wednesday, February 21, 2024

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

Others Present: Pam Clark (Admin. Assistant), Joe Columbo (Board Attorney), 36 homeowners

Minutes

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

Secretary's minutes from the Annual HOA Meeting in February 2023 were read. The Minutes had been approved by all Board members at the March 2023 meeting, but since this is the Annual Meeting, public approval was 4 – 1 with Kevin Rozanski not in agreement.

The financial report for January was approved as published in the February newsletter. The Independent Auditor's Report was read by Nancy. The audit for data and financial documents, as well as bank statements for the period from 01/01/2023 through 12/31/2023 was accurate and free of any material misstatements.

Jim Spanogle, Treasurer, distributed copies of the proposed budget for 2024 to homeowners in order to explain the process by which the budget is determined for the year. There had been questions recently regarding how the dues money was allocated, and how projected amounts for each expenditure were determined. Questions by homeowners were answered bringing clarity to the process.

The President reiterated the accomplishments for the year 2023:

- Improved community with violations corrected, keeping home values much higher than normal for a 30-plus year-old neighborhood
- Entrance electrical and irrigation systems updated
- Replaced damaged parts and warped letters from the Message Board
- Installed a new solar light above the Message Board
- Additional crotons planted on Forest Run islands
- Added off-duty police officer to attend Board meetings for security
- Another year of clean audit report
- Purchased a printer and ink subscription for 2nd VP to streamline handling violation correspondence
- Voted to provide a suitable waterproof container for ARC materials on chairman's porch

- Wood Haven pond remediation – removal of invasive growth
- Sponsored two community-wide yard sales

A Committee of homeowners has been meeting to review the Covenants and By-Laws. Their review and recommendations will be forthcoming to the Board, and then to homeowners for approval in the coming months.

Recommended Goals for 2024 include:

- Repairs on Bent Pine Pond fencing
- Encourage City of Melbourne to allow closing of Wild Wood bike path
- Reinstall security light at Wild Wood bike path until closing is completed
- Update entrance landscaping with appropriate plants
- Complete plans for reviewing and updating Covenants and By-Laws
- Plans to update storage of all soft-copy HOA documents and records in secure location
- As always, uphold and enforce the Covenants, keeping our neighborhood lovely and desirable

Linda Charter, Joan Scott, and Diane Tremer tallied the votes submitted by one hundred twenty-four homeowners. Thank you to all homeowners who responded and mailed or delivered their ballots on time.

Newly elected Board members were introduced to the homeowners present at the meeting. They are John Baker, Chip Osborne, Jim Reagan, Kevin Rozanski, and George Ragusin. They will convene in the next few days to determine their roles on the 2024 WFHOA Board of Directors.

Respectfully submitted,

Janet Smith, Secretary

2023 WFHOA Board of Directors



Members Present

Blain Morgan – Ronda Kapelanski – Reda Rozanski
Salpie Kasbar

APPROVED REQUESTS: Wickham Forest Architectural Review - February 2024

2535 Forest Run Remove tree in front yard due to disease/hazard
2665 Bent Elm Remove tree in front yard due to disease/hazard
4715 Willow Bend Remove tree in front yard due to disease/hazard
4250 Wood Haven Landscape approval; foxtail palms, pom pom trees, rock bed, Hibicus...
2250 Bent Pine Landscape approval; Christmas palms, Love Grass, Bougainvillea, Thryallis & Gardedia
2560 Bent Pine Roof: Atlas Asphalt shingle Cool Coral Canyon Paint Manu: Glidden Main PPG 1021-3 Tan Trim/doors: white
4295 Wood Haven Paint Manu: Sherwin Williams Main: Morning Fog SW6255
2865 Forest Run Paint Manu: Sherwin Williams Door: Blue Suede Shoes
4510 Sweet Bay Pavers on front Porch & walkways: Belgard Apian style color: Napoli & harvest blend boarder
2750 Forest Run Window replacement for 11 windows & doors, with white frames, entry door red with glass
4370 Wood Haven Paint Manu: Behr Main: Yuma Sand Trim/doors: white

Chairperson: Blain Morgan

E-mail arc-wf@googlegroups.com

Salpie Kasbar – Ronda Kapelanski – Reda Rozanski – Joanne Osborne

Note: Please check the covenants or consult with the ARC members if you have any questions regarding any exterior changes. All projects must be started within six months or a new request will have to be submitted.

**Important
Contact
Numbers**

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