

WICKHAM FOREST NEWSLETTER

Neighbors working with each other for a better community

April 2024



The new HOA Board has been working hard to transition from homeowner to Board Members. Your patience is appreciated as we diligently work to ensure our community looks its best and functions smoothly.

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What is a HOA?

In a nutshell, an HOA helps ensure that your community looks its best and functions smoothly. If you’re buying a condo, townhouse, or free-standing home in a neighborhood with shared common areas and amenities (such as swimming pools, parking garages, and security gates), odds are high these areas are maintained by a HOA.

The number of Americans living in homes with HOAs is on the rise, growing from a mere 1% in 1970 to 27% today, according to the National and State Statistical Review for Community Association Data

Newsletter



Please let us know if you would like additional information added to the Newsletter. Please email suggestions to the John

johnwfhoa@gmail.com

HOA Board Contact Information

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

Important Notice

Recently, there has been incidents of email “Phishing” on the WFHOA board members emails so....

When emailing the board or individual board members please provide the below info:

Name
Address
Phone number

This will help ensure board members’ can be confident you are a resident and respond to you in a timely manner.

Thank you!!!

ATTENTION...NEW WEBSITE: If you have questions about the Covenants and Deed Restrictions, please contact any Board member at: wf-hoa@googlegroups.com



WICKHAM FOREST NEWSLETTER

WFHOA President's Corner...Chip Osborne

Hi Wickham Forest Homeowners,

Your board hit the road running last month with a number of projects to make things better and save the association some monies. But the five of us are only the visible part of what makes our neighborhood work.

If you have made an application for changes to your property you are well aware of the ARC. This is a committee of five to six homeowners who meet each month to review all ARC applications for changes to our homeowner property. Their goal is fairness and efficiency so your project is not delayed.

Another committee is the covenant committee. This is eight homeowners working to bring our Covenants and by-laws up to date including the ARC guidelines. They began their work last year and have made significant progress, in fact, they are nearly complete with their task. It is a very tedious process with many reviews and recommendations. Once completed, their recommendations will be reviewed by the board and our attorney and then submitted to the community for a vote.

Speaking of Covenants...here's a HOT topic to pay attention to:

- If you have household trash that doesn't fit in the trash container or a large amount of yard trash please call Waste Management for bulk pickup. Waste Management's number is 321-723-4455.

There are also a number of volunteers who will be repairing the Bent Pond fence. This effort alone can save us quite a bit of cash...

We have a new email address, wf-hoa@googlegroups.com . Please use this address to contact the board and update your contacts list.

I want to thank all homeowners who are tirelessly working for all of us to make our community better for all!!!

Sincerely,

Chip



WICKHAM FOREST NEWSLETTER

Coming Soon

The HOA Board has multiple projects planned for the upcoming months. The proposed projects will enhance and streamline our existing processes.

Website:

1. Change and improve our existing website to give it a more up-to-date and modern appearance.
2. We will enhance the website by introducing new sections on the website that are dedicated to providing Wickham Forest residents with precise information, ensuring they are up-to-date with the latest developments in our community for example:
 - a. Board Meeting Dates
 - b. Events happening in the neighborhood
 - c. Introduction of the new people who have moved into our community
 - d. ARC approvals
 - e. Crime instances occurring in Wickham Forest
 - f. New changes made by the City that impact our covenants
 - g. New project listings with a sign up sheets for volunteers for each project
 - h. An online portal to access your personal account to see your paid dues, violation letters, violation fines, etc. And online bill paying
 - i. Complete posting of up-to-date Bylaws and Covenants
 - j. Monthly Income and Expense for each month
 - k. A polling process (Not for voting for board members) for new ideas or projects which each homeowner in the community can vote on as a “good idea project”, or as an approved vote

NOTE: Options a-k depend on a feasibility & cost analysis study before implementation.

ARC:

1. We are planning to simplify the ARC process by introducing an online form instead of the traditional paperwork. The new design will eliminate redundant information and streamline content. Implementing this process will allow the ARC committee to approve/disapprove a request within days, not weeks. Homeowners can upload their pictures & plans to the ARC with their online form.

Note: Users without internet access can submit the ARC requests by the paper process.

WICKHAM FOREST NEWSLETTER

Board Meeting
Minutes



March 2024



March 2024 Monthly Wickham Forest Homeowners Association (WFHOA) Meeting

Wednesday, March 20, 2024

Board Members Present: Chip Osborne, (President) Kevin Rozanski (1st VP), George Ragusin (2nd VP), John Baker (Secretary), and Jim Reagan (Treasurer)

Others Present: Pam Clark (Administrative Assistant), and 7 homeowners

Location: Joe's Club Meeting Room

Minutes

Chip Osborne called the meeting to order at 7:00 PM with a quorum of all five Board members present. Chip detailed that we will start with reviewing old business with an opportunity for residents to ask questions. We would then discuss new business, and open the floor for residents. Fines, violations, and delinquent fees will be discussed in an executive session.

Old Business:

- John Baker read the minutes from the February 2023 Annual WFHOA Meeting. The minutes were approved by all Board members.
- Jim Reagan presented the financial report for February and was approved as published in the March newsletter. Jim is organizing the financial data following board turnover.
- Kevin Rozanski presented updates on the following topics:
 - Fence: On March 11th the board members walked the Bent Pine fence to check condition and required repairs. It was determined the fence could be repaired vs. replaced. This would be completed by residents.
 - Lawn care: The new contractor is motivated and doing a fantastic job!
 - Sweet Bay drainage: The board is awaiting response from the City of Melbourne to determine the correct department to investigate Sweet Bay drainage challenges.
 - Sanctuary sign: The new sign is in the process of painting and is projected to be completed by the end of March.
 - Wickham Road traffic report: Kevin stated the traffic study is complete and we are awaiting the release of the report by Brevard County.
- George Ragusin reported the following:
 - Violations and fine: George is working with the Administrative Assistant to determine the current status.
 - Swales and Ponds: Homeowners are responsible for grass and tree maintenance.

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Wickham Forest Newsletter

Board Meeting
Minutes



March 2024



New Business:

- Joe's Club Meeting Room donation:
 - Increasing the donation to Joe's Club for using the meeting room for WFHOA Board and Architectural Review Committee (ARC) Meetings was discussed to increase from \$50.00 to \$100.00. The Board approved unanimously 5-0.
- Appeals Committee Appointment:
 - Appeals Committee members were solicited and 6 were appointed by the Board unanimously 5-0.: Frank Bishop, Bob Bruno, Sam Kretzschmar, Tom Oliver, Eric Slaton, and Stan Whittingham.
- ARC Committee Appointment:
 - ARC Committee members were appointed by the Board unanimously 5-0. ARC Chair Blaine Morgan and members Dolores Leach, Ronda Kapelanski, Reda Rozanski, Joanne Osborne, and Salpie Kasbarian.
- Change of WFHOA Attorney
 - Chip introduced discussion to release the Attorney and research a new attorney specializing in HOAs. The Board approved this action unanimously 5-0.
- Printer
 - The WFHOA's printer that the 2023 board's 2nd VP was using experienced an electrical surge and was erratic. The 2nd VP requested to buy the printer for \$100.00 and this was approved by the Board unanimously 5-0.
 - Dana Smith, a WF resident donated a laser printer for the Administrative Assistant's use...thank you Dana!
- Change of budgeting
 - Jim stated that he was developing a 5-year budget plan to better position WF on planned and unplanned expenses.
 - Jim discussed moving idle monies from low yielding accounts to higher yielding accounts with the ability to access without penalties. Jim is researching options and will present at the April meeting.
- Community phone
 - Chip is researching the concept of a low-cost community phone that forwards to applicable board members. Google Phone may be an option. He will report at the April meeting.
- WFHOA Storage Options
 - Kevin is researching cost for storage options and will report at the April meeting.

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Wickham Forest Newsletter

Board Meeting
Minutes



March 2024



- WF Website Host
 - Jim has researched the opportunity to have a WF website developed and maintained by a developer. It looks like this may replace both the constant contact and the current website and offer more online options with higher cybersecurity. Also, would allow for online forms and communications between residents and the WFHOA board and committees. Cost is \$99.00 a month with a \$500.00 startup fee which will be waived. The Board approved unanimously 5-0 for Jim to proceed with development.

The meeting was adjourned at 8:25 PM.

Respectfully submitted,

John Baker, Secretary
2024 WFHOA Board of Directors



WICKHAM FOREST NEWSLETTER

Treasurer Report



Banking Summary – March 2024

Account	3/31/2024 Balance
Bank Accounts	
BUS COMPLETE CHK XX1800	101,437.86
CHASE BUS TOTAL SAV XX5720	8,071.88
TOTAL Bank Accounts	109,509.74
OVERALL TOTAL	109,509.74
INFLOWS	
Income	11,371.67
Interest Inc	0.06
TOTAL INFLOWS	11,371.73
OUTFLOWS	
Uncategorized	61.25
Admin Assistant	1,050.00
Attorney Fee	690.00
Florida Power	36.56
Meeting Room Rental	100.00
Quicken Monthly Charge	25.00
TOTAL OUTFLOWS	1,962.81
OVERALL TOTAL	9,408.92

VIOLATIONS

17 Violations Sent in March	1st	2nd	Fine
Outdoor Storage			
Mold/Mildew	10 (Fences)		
Parking			
Garbage Cans			
Yard Waste	7		
Mowing			



Wickham Forest Newsletter



Architectural Review Committee

Members Present

Chairperson: Blain Morgan
Ronda Kapelanski - Reda Rozanski – Dolores Leach
Salpie Kasbarian – Joanne Osborne

APPROVED REQUESTS: Wickham Forest Architectural Review – March 2024

4335 Wood Haven

Remove tree in front yard due to disease/hazard

4220 wood Haven

Repainting house Trim & door with Richard's 0598 Caribbean Current

4385 wood Haven

Install 97' of wood fence on the south side

4790 Willow Bend

Replace roof with timberline color Oyster Gray asphalt shingle

2870 Forest Run

Repainting house with Glidden Trim: Dove Main: Rugged tan and Pool enclosure: Kindling

2200 Bent Pine

Replace driveway and front walk with Tremron stone hurst pavers Sierra & sand dune

2380 Bent Pine

Replace roof with Owens corning color Sand Dune asphalt shingle

2555 Red Maple

Repainting house with Richard's Trim: Sugar dust-0011 Main: Sparkling Champagne- 0201 and Driveway: Concrete-521

2585 Forest Run

Repainting house Trim with BEHR color storm cloud

2635 Wild Wood

Replace roof with Owens Corning color Black Sable asphalt shingle

2825 Forest Run

Roof replacement with Certainteed pewter color asphalt shingle and white drip-edge

2840 forest Run

Replace driveway, front walk & right side path with U.S. Paverscape Megasmooth herringbone pattern color Mossy Oak and 75' back fence with Wood & Aluminum Black top rail horizontal pattern

4460 Wild Oak

Remove tree because of damage

Chairperson: Blain Morgan

E-mail arc-wf@googlegroups.com

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.



WICKHAM FOREST NEWSLETTER

Welcome New WF Residents...Refresher for Current 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: WF-HOA@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 at 321-723-4455 ahead of Friday pickup to notify that you have a large amount.
- 3. Bulk Items:** Contact Waste Management at 321-723-4455 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.
- 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. Property 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 <http://www.wickhamforest.com>
- 6. NextDoor** is a good resource for Wickham Forest residents to stay informed with what is happening in our subdivision, as well as in the surrounding area. NextDoor features include 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.

Wickham Forest Newsletter

Important Phone Numbers



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

