



LIVING

Email: Wickham-forest@googlegroups.com

February 2024



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

WFHOA ANNUAL MEETING

Wednesday, February, 21, 2024 at 7pm

At JOE'S CLUB—4676 Wickham Rd.

Sign in beginning at 6:30pm

ALL HOMEOWNERS ARE ENCOURAGED TO ATTEND!!

NOTE: Joe's Club requires that outside doors are locked AT ALL TIMES. You are encouraged to be on time for the meeting, as no one will remain at the door to allow late-comers to enter once the meeting has started.



The volunteer Covenants Committee, chaired by Dana Smith, has been meeting frequently, reviewing the Covenants, and suggesting changes to various sections of the current Covenants. Once they have completed this massive task, their suggestions will be submitted to the WFHOA Board for review. Following review by the Board Attorney, the approved wording will be submitted to the homeowners for voting via US Mail. The final approved document will then be filed with the court. This process takes time, and the committee is striving to complete it as expeditiously as possible.

January 2024 WFHOA Board Meeting
Wednesday, January 17, 2024

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

Others Present: 20 homeowners.

Minutes

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

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

The financial reports for November and December 2023 were approved as published in the December 2023 & January 2024 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 voted to overturn an ARC ruling on a garden enhancement on Bent Pine as advised by the Board attorney.

The Sanctuary sign replacement is due to be completed by a volunteer by February 21, 2024.

The current contracts with Sophia Landscaping and Brevard Excavating were not renewed. The Board voted to approve a new contract starting February 1, 2024 with MS Personal Lawncare that will provide the same services as the prior two companies at a reduced price.

There have been no viable estimates on repair of the Bent Pine Pond fencing.

There has been a reduction in the number of violations recently. It is noted that no violations were issued over the holidays.

A meeting between the 2nd VP and the Board attorney was pre-approved and arranged by the President to review the legal wording of violations.

It was noted that homeowner emails to the Board not addressed to a specific Board member can be answered by any Board member that has the correct information to give to the homeowner.

The new solar Message Board light is now attached to the top of the sign. Thanks to Doug Smith and Jim Spanogle for installing it. Jim reports that it is working well and receives sufficient sunlight to remain lit until morning.

The traffic study at the intersection of Wickham Rd. and Forest Run has begun. Vehicle counting devices were placed in multiple locations on Wickham Rd. in early January. A physical observation by the County is due to be completed on February 1st during both morning and afternoon periods of high traffic, specifically public and private school arrival and dismissal times. The official report will be delivered upon completion of all aspects of the traffic study.

A volunteer committee of homeowners has been meeting to review and offer suggestions for the rewording of the Covenants for WFHOA. Their suggestions will be reviewed by the Board, and those approved will be presented to the Board attorney to review, and then given to all Wickham Forest homeowners for a vote.

The Board continues to look at cost effective ways to securely store all WFHOA documents.

The Board voted unanimously to cancel the insurance policy that covers the pond fencing and the entrance wall because it wouldn't have covered any damage from windstorms or weathering/age of the fence. It wasn't worth the money spent on the policy.

The lighting on the Wild Wood bike path had not been working and service was discontinued with FPL. With recent unwelcome activity at the recently repaired fencing, there is a need to restore or replace the lighting. A Board member will speak to the homes adjacent to the bike path regarding the possibility of mounting motion-detection lighting and cameras.

The Board voted 4-1 to discontinue giving stipend/bonus to the Board members and ARC chair, effective in the new 2024 term of office. Saved funds can be used to supplement the reserve account which may be needed to repair/replace fencing.

A resident suggested that the Melbourne Police Department liaison be contacted to speak with the Board and homeowners about crime and the issues with the bike path. This will be considered by the 2024 Board for a future monthly meeting.

The twelve candidates on the ballot for the 2024 Board of Directors were each given three minutes to introduce themselves and share how they will benefit the WFHOA in the coming year. Questions by a few homeowners were also answered by candidates.

The meeting was adjourned at 8:15pm.

January 2024 Notices

NOTICE: Mold/mildew checks began the first week of February. Please take a close look at your property and assess for yourself what action needs to happen for you to avoid receiving a violation letter. Remember that a violation letter is a reminder that some maintenance needs to be done and doesn't constitute a violation fine unless action is not taken to remediate the problem. Check for mold/mildew on the sidewalks, swale, driveway, house, and fences. Also take note if the roof needs your attention or stucco is in need of repair. Remove all leaves and debris in the gutters to avoid unwanted plant growth on your roof. Thanks for making the effort to keep our Wickham Forest neighborhood attractive and fabulous.

Seasonal Décor Recognition			
Violation Types	1st	2nd	Fines
Parking	8		
Garbage Cans	20		2
Outdoor Storage	5	1	1
Yard Waste	1		
Maintenance (mold/mildew, painting, dead vegetation)	7		
Mowing	1		
ARC Fines			1

UPCOMING EVENTS

Every Thursday Afternoon—Brevard County Farmers' Market at Wickham Park 3 - 6 pm
Year-round market hours. Fresh Florida produce, locally made food products, and more!

Feb. 23rd and 24th Interactive Murder-Mystery Dinner benefitting Green Gables at Historic River view Village, Inc. held at the FOP Lodge 1049 Julia Dr. Melbourne from 6pm—10pm. \$35 per person Tickets available at www.greengables.org

Feb. 17th (12 noon—8pm) and 18th (11am—6pm) - 4th Annual 321: Food Fest at Wickham Park
Tickets available on website starting at \$7 (ages 11 and up) www.321foodfest.com

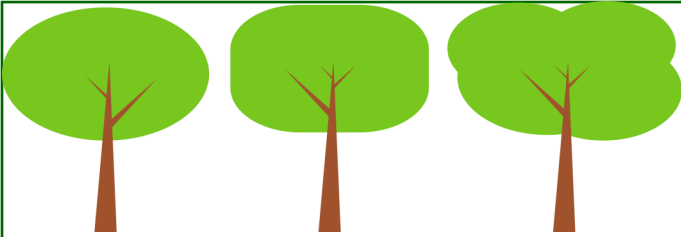
Sat., Feb. 17th—8am—1pm Wickham Park Community Center Rummage Sale FREE TO SHOP!!

Sat., Mar. 2nd (10am—3pm) Poocharella 2024 -3rd Annual Fest FUR the Dogs at Wickham Park
presented by Touch of Gray Rescue— Specialty vendors, food trucks, adoptable dogs, lure course, live music, beer and more!

**Fri., Mar. 1st Wickham Park's First Friday Event! Rain or Shine Event with Live Music 5pm—9pm
Wickham Park Pavillion—Food Trucks**

Sat., Feb. 17th and Sun., Feb. 18th—(7am—2pm) 6th Annual Strawberry Fest - **NO LONGER AT WICKHAM PARK**—now held at Fred Poppe Regional Park - 1951 Malabar Rd, Palm Bay, FL





ARC

Wickham Forest Architectural Review January 2024

Members Present: Blain Morgan, Joanne Osborne, Reda Rozanski, Virtual-Dolores Leach, Ronda Kapelanski

Approved Requests

4605 Sweet Bay Irrigation well place in front right yard.	2885 Forest Run Tree Removal from front yard
2750 Forest Run Replace roof with Owens Corning . asphalt shingles color Antique Silver	2450 Wild Wood Replace roof with Owens Corning . asphalt shingles color Amber
2280 Bent Pine Widen Driveway on 7 feet on left side and add a side walk to backyard pool entrance, 3 Feet on right side to entrance walk. Replace gutters & Downspouts to match Bronze Pool enclosure as requested on application.	2275 Bent Pine Widen & Replace Driveway & Walkway to front entrance with U.S. Paverscape "MEGA Castle" Platinum color Pavers.
4775 Willow Bend Replace damaged fence as shown on survey and application.	4790 Willow Bend Repaint Driveway PPG Color Etched glass gray.
2430 Wild Wood Repaint house Main: White Trim: -639 Acapulco dive Blue	Please note: The ARC will meet at 6pm prior to the WFHOA Annual Meeting at 7pm.

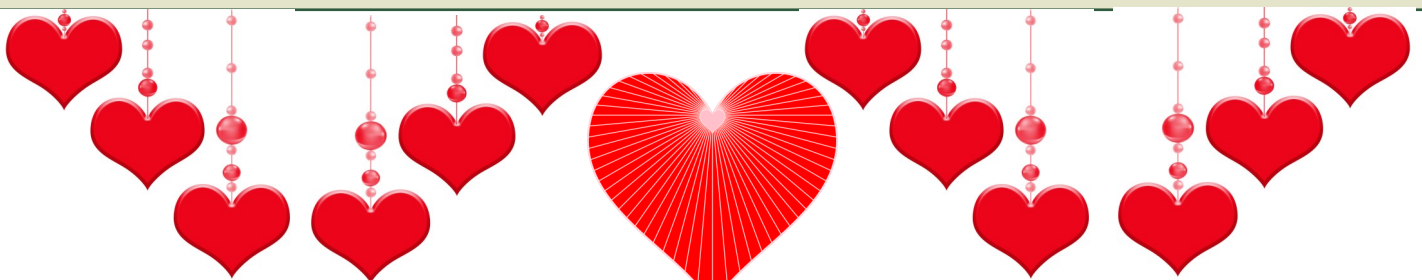
Our next meeting will be February 21, 2024 at 6:00 P.M. at Joe's Club

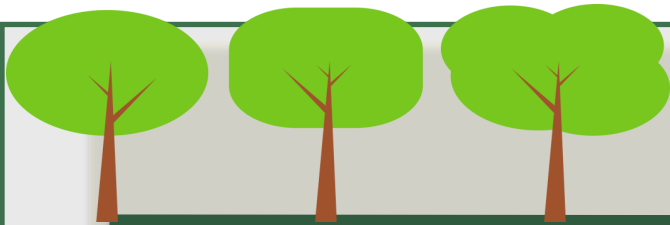
Most items are easily approved, and most questions easily answered. We are all working to make our Wickham Forest neighborhood the best and loveliest in the area! All projects must be started within six months or a new request will have to be submitted. Also, remember to check the covenants or with the ARC members if you have any questions regarding any exterior changes.

Chairperson: Blain Morgan

E-mail: hoarcchair@gmail.com

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





Banking Summary

January 2024

INCOME

Dues	22,510.00
Estoppel	250.00
Interest Inc	<u>.07</u>
TOTAL INCOME	22,760.07

EXPENSES

Admin Assistant	1,050.00
Attorney's Fees	300.00
Banking Fees	25.00
Electricity	60.67
Meeting Room	177.00
Miscellaneous	42.00
Office Supplies	291.91
Postage	184.20
Retention Ponds	510.00
Sprinkler Repairs	<u>40.00</u>
TOTAL EXPENSES	2,680.78

BANK ACCOUNTS
BUS SELECT HY SAV
8,061.76
BUSINESSELECT CHKG
56,270.57
TOTAL Bank Accounts
64,332.33

REMINDER: All 2024 dues are payable at this time. Any payments received or postmarked after February 29, 2024 will be assessed a late payment fee of \$25 per month plus interest. LATE FEES WILL NOT BE WAIVED.



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

Happy
Valentine's
Day

