



WICKHAM FOREST

LIVING

Email: Wickham-forest@googlegroups.com

January 2024

HAPPY ★ NEW ★ YEAR



All homeowners are encouraged to attend the Wickham Forest Annual Homeowners' Meeting to be held at Joe's Club 4676 N. Wickham Rd. Melbourne, on WEDNESDAY, FEBRUARY 21, 2024 at 7pm. Sign-in will begin at 6:30pm.

Make sure you bring your ballot, or mail the ballot in time to arrive PRIOR to the meeting date. Candidates for the Wickham Forest Board of Directors have submitted bios for you to read. Get to know the neighbors that are willing to volunteer their time to serve on the Board in 2024. The bios are included on pages 2, 3 & 4 of this news-letter.

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

Annual Wickham Forest Dues letters will be mailed out around January 15th, along with the 2024 approved budget, annual meeting agenda, and ballot. If you do NOT receive this mailing by January 24th,



please contact wickham-forest@googlegroups.com. Regardless whether you receive the letter or not, it is the responsibility of homeowners to pay dues on time. Annual dues are payable February 1, 2024. Dues were NOT increased this year, and remain at \$245.00. Late payment of \$25 per month plus interest will be applied to any payment received or postmarked after February 29, 2024. Late fees WILL NOT be waived.

The next Wickham Forest Board meeting will be held at Joe's Club on Wednesday, January 17, 2024 All homeowners are invited to attend. Candidates for the 2024 Board will be present and allotted 3 minutes to speak to those present.

GETTING TO KNOW THE CANDIDATES FOR THE WICKHAM FOREST BOARD OF DIRECTORS 2024

(All bios are printed as submitted by the candidates)

Raymond Adamcik

I would like to enter my name for board membership

I live at 2390 Bent Pine St, Melbourne, FL 32935 for close to 2 years

I was president of hoa in 1979

I am a college graduate

I have lived in several communities where the hoa has been quite malignant ! Last year the board changed and it became malignant! my platform is to stop the unnecessary harassment that has started ! Vote for me and these ridiculous over management will stop !

John Baker

John Baker has lived in Wickham Forest for over 23 years. John served in the US Air Force for 28 years in the Missile and Space Maintenance & Operations Arena. He was stationed at the Cape for over 7 years and deployed to Iraq to operate an air base and emergency medical facility. Upon retirement John worked for over 16 years as a manager and leader at the Cape and KSC in the Aerospace industry...Space flight safety, project management, Logistics, and engineering areas.

John served Wickham Forest as a member of the Architectural Review Committee for over 7 years and couple years as a member of the Appeals Committee. He also serves the space and missile community as a board member of the national Association of Air Force Missileers.

John is running for a board position because he wants to help keep Wickham Forest a great place to live. He values living in a safe community, with good home values, fair and consistent covenants application, and WFHOA fiscal responsibility.

Sandi Melkonian

My name is Sandi Melkonian. I have lived in Florida most of my life and most of it here in Melbourne. My husband Michael and I have lived in this subdivision twice for a total of 4 years. We own our house now and consider this to be our "forever" home. I am retired from my job as a science professor at Eastern Florida State College and am the mother of two girls and 5 grandchildren (all teenagers now).

We work hard improving our property to help keep our community a desirable place to live, property values high and provide a beautiful home for our neighbors and us to enjoy. We are always ready to help a neighbor in need! I am proud to have served this community for the last year on our Board of Directors.

Jake Nichols

My name is Jake Nichols. My wife Susie and I have lived in Wickham Forest since 1992. You may already know me since I have a local business (Nichol's Painting and Roof Cleaning) and have done a fair amount of work here in the subdivision/community. We have two daughters (who grew up here) and one grandson.

I am running for the Board this year as I care a great deal about our neighborhood, do my best to keep it looking great, and want to work so it continues to be a very desirable place to live. We have good property values here and I know we all want to see them stay that way.

Having lived here from the beginning and doing so much work here, enables me to bring a well-rounded perspective and variety of experience to the Board. I will work hard to do the best job for our Wickham Forest Community.

Chip Osborne

My name is Chip Osborne. I live with my wife at 4210 Wood Haven Dr and have been a resident of Wickham Forrest for two years. I am submitting my name to run for a position on the Wickham Forrest HOA board.

I have a bachelor's degree in business administration and a Master of Theological Studies. I have been the president of a photographic corporation with 65 employees, owned and operated two other businesses we started in California.

I was the first president of the Willowbrook HOA in Cincinnati Ohio. This was a neighborhood of 200 single family and condo homes. It had a clubhouse, fishing lake, volleyball and tennis courts, and a swimming pool. Most recently I was the treasurer of the Sky Ridge LMA in Sparks Nevada. When the developer completed the neighborhood, I was elected the first president and held that position until moving to Florida. (LMA is a land management association. It governs the common areas of a community that does not have an HOA.)

I am retired and a veteran of Vietnam.

I believe the HOA board exists to serve the community with fairness and consistent common-sense, adherence to the written rules.

WICKHAM FOREST BOARD CANDIDATES (continued)

(All bios are printed as submitted by the candidates)

Nancy Phillips

Nancy Phillips has been on the Board of Directors 15 years serving as current President, Board of Directors Wickham Forest Homeowners' Association. She previously served as 2nd Vice President. Nancy provides stability in leading Wickham Forest. Among other responsibilities, she oversees all functions of the Board, communicates with local personnel as needed to provide a safe and secure environment for our residents. She is readily available to discuss the needs of homeowners and if she doesn't have answers to questions, she locates resources to help. She welcomes suggestions from homeowners and encourages participation in our community to maintain high property values in our neighborhood.

Nancy holds a Master of Education degree and was an educator in Florida's public school system prior to owning and operating a non-public school in Brevard County.

Nancy, again, offers her commonsense leadership to the Wickham Forest Board of Directors and to the Homeowner's Association for the coming year.

George Ragusin

I have lived in Wickham Forest 22 years. I spent most of my working life in the food industry as a broker or representative of major national brands. I served previously as Treasurer for several years within the Wickham Forest Board

I am running again because I remember when this neighborhood was a terrific place to live at a reasonably cost

We need a board serving and listening to the homeowners again.

Jim Reagan

I have lived in Wickham Forest for twenty years and lived in Florida for twenty-six years.

Below are my qualifications to serve on the Wickham Forest HOA board.

Genuine Interest in the Community: I have a genuine interest in the well-being and improvement of our community. Enhancing our property values and improving the overall quality of life in our community is my goal if I were to serve.

Knowledge of Governing Documents: After reading the governing documents, bylaws, covenants, conditions, and restrictions, I feel I have a good grasp and understanding of those guidelines and how they need to be implemented in a fair and balanced manner.

Leadership Skills: I have started and served as president of several medium size corporations over the past forty years. From that experience, I have gained leadership skills, aptitude for making complex decisions, effective communication skills, the ability to delegate responsibilities, and the proficiencies required to work with board members and the homeowners in Wickham Forest.

Financial Acumen: As President and CEO, I have gained an extensive knowledge of financial concepts, budgeting, contract negotiation, allowing me to collaborate effectively with the HOA board and homeowners to achieve a shared and common goal.

Communication skills: Through the years, I have developed communication skills which would allow me to convey information effectively as a board member. I value and understand how important it is to give residents a voice and actively listen to their concerns and to keep them informed of all board matters.

Conflict Resolution Skills: Conflicts can arise between the board, the homeowners, and outside entities. My years of experience have helped me to hone my conflict resolution skill-sets. This experience will help me to resolve disputes and maintain a fair and balanced harmony among the residents and the other board members not favoring one side or the other.

Problem-Solving Abilities: Whether it is maintenance issues, legal matters, budget constraints, identifying a solution, and a resolution is imperative. "My way or the highway" is NOT a mindset I embrace. There must be a give and take in a discussion dealing with any issues. A problem's solution can come from any source, including board members or the homeowners themselves.

Summation: As a board member, I recognize I work for you the residents of Wickham Forest. Every decision I make will be for the betterment of all the homeowners who live here. I am not seeking a position of prominence, only a position that will allow me to help improve the lives, property, joy, and contentment of all the residents who live here.

WICKHAM FOREST BOARD CANDIDATES (continued)

(All bios are printed as submitted by the candidates)

Kevin Rozanski

I have been a proud homeowner with my wife, since September 1992, and reside in the Sanctuary portion of Wickham Forest at 4350 Wood Haven Dr. We maintain our property impeccably. Any homeowner is more than welcome to approach us, when we are working on our property, or inquire with a question about this area if you are new to our community. In my current position, as voted for and assumed February 2023, my accomplishments are as follows: 1, upgraded and brought up to code the electrical meter and breaker box at the front entrance, 2, had the irrigation pump which had been installed June of 2022 for \$ 1,000.00 replaced under warranty and the sprinkler system on both sides of Forest Run Dr repaired for a total of \$ 870.00, 3, the Wood Haven retention pond was cleaned of all invasive pepper tree/plants and other invasive growth which was hampering the proper drainage of the stormwater system, 4, within 2 weeks of being on the board our city councilman and the acting city manager were made aware of 2 problem houses 1 in Wickham Forest and the other right outside the Wildwood pathway in Sherwood Estates, code enforcement and the police department became very proactive and the situation has become much calmer and should cease and desist in the very near future. I get things accomplished and as economically as is feasible. As a homeowner and dues paying member of WFHOA, I will be as frugal as can be while still ensuring our community is one we all can be proud and say I/we live in Wickham Forest.

Dana W. Smith

30-year resident of Wickham Forest. We purchased our house here the last year of my military service. In 1994 I retired from the Air Force as a Master Sargent. Received Associate degrees in Applied Science Electronic Technologies and a General Associate of Arts both with honors. I Worked several different jobs in electronics and computers once I left the military. Worked for Bell South for 5 years both as craft and management. Started my own business providing communications infrastructure and technical security design and installation in 2003. Served as President for the Platinum Coast Amateur Radio Society for 2 years. Fully retired in 2021.

Janet Smith

Janet has served on the Wickham Forest Board of Directors since 2019 as Secretary. Her biggest responsibility is the creating, writing, and publishing of the monthly newsletter distributed to homeowners and residents. Additionally, she manages the Message Board at the entrance to Wickham Forest, assists the President in setting the agenda for all Board meetings, coordinates dates for meetings and events, and keeps notes to complete the Minutes posted in the newsletter.

Prior to retiring, Janet taught in the Palm Beach County School system for 30 years, working primarily with elementary-age students learning to speak, read, and write in English. Janet and her husband of 48 years moved to Wickham Forest in 2018 to live closer and spend quality time with their five grandchildren. She is active in her church, is a leader for Bible Study Fellowship, and volunteers in the Education Programs and other events at Green Gables, a historic home in Melbourne. Janet is willing to serve the Wickham Forest HOA Community as Secretary for the next year.

Jim Spanogle

Jim is a long-term resident of Wickham Forest. He and his family built a house here in 1991 and he enjoys living here. He has been on the HOA Board as Treasurer since October of 2020 and is pleased to be of service to the community.

As Treasurer I oversee the finances of the HOA Board – receiving and depositing dues and other payments, paying bills and tracking budget expenditures, and providing monthly reports to the Board and community. The finances are audited by an independent accountant each year and we have had clear reports each year. In addition to working with the finances I also assist in the oversight function of the board as we strive to do what is best for the community and make sure that things are functioning smoothly. I would appreciate the opportunity to continue in service to Wickham Forest.



December 2023 Notices

Thank you to Karen Cook and her team of volunteers (Karen and Tim Cook, Doug and Janet Smith, Jo Osbourne, Suzy Nichols, Sandi Melkonian, and Nancy Phillips) who decorated the entrance and islands for the holidays. The new addition of the stars looked great at the entrance. The snowflakes, while no longer functional as lights, were a nice addition to the islands on Forest Run. Also, thanks to Denny and Carol Braun who helped to take down the décor after the holiday season.

REMINDER: There is a second Back-to-School Tax Holiday in Florida RIGHT NOW — UNTIL January 14th. Just as there was in the summer time, you can restock on school supplies (< \$50 per item), clothing and certain accessories (< \$100 per item) and other learning aids. Check out the entire list at www.floridarevenue.com to take advantage of this opportunity to get supplies for your children!



| Seasonal Décor Recognition | 130 | | |
|----------------------------|-----|-----|-------|
| Violation Types | 1st | 2nd | Fines |
| Parking | 2 | | |
| Outdoor Storage | 1 | | |
| Boat | 1 | | |
| Maintenance | 4 | 4 | |
| Hurricane Shutters | 1 | 2 | |
| Garbage Can | 6 | 1 | |
| Yard Waste | 1 | | 1 |
| Mowing/Edging | | | 1 |

Thanks to Jim Spanogle and Doug Smith for installing the new solar light at the Message Board.

Special Thanks to Jim Brown who has been faithful for months—even years—to post the monthly newsletter on NextDoor for people to access and read.



The Board has received numerous reports of alligators in the ponds of Wickham Forest. Last month, an article in the newsletter reminded homeowners and residents what to do if you encounter an alligator in or near your property. This included how to safely move away from the beast, and phone numbers you can access to contact authorities regarding a nuisance alligator.

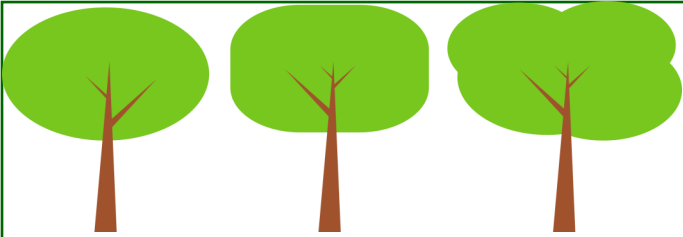
Every Floridian needs to be aware that alligators DO live in the same habitats as humans. They are not restricted to the Florida Everglades and wetlands. Alligators are attracted to any water source - fresh-water lakes, ponds, and even brackish waters, and do occasionally breach screened-in pool enclosures. Alligators are opportunistic feeders. Their diets include prey species that are abundant and easily accessible. Juvenile alligators eat primarily insects, amphibians, small fish, and other invertebrates. Adult alligators eat fish, snakes, turtles, small mammals, and birds.

With all that being said, the WF Board President, Nancy Phillips asks all residents to heed this advice.

“Wickham Forest residents and visitors: Assume that alligators are or can be in every body of water in Florida, including screened swimming pools. Gators will go anywhere they sense water! Please be alert at all times.”

The Board will not send out danger warnings every time a gator is spotted in one of our ponds in Wickham Forest. It is up to every resident to be aware of the wildlife that shares our habitat and take appropriate caution with small children and pets at all times.

For more information, the following websites are suggested. <https://myfwc.com/wildlifehabitats/wildlife/alligator/facts/> or <https://www.nwf.org/Educational-Resources/Wildlife-Guide/Reptiles/American-Alligator>.



ARC

Wickham Forest Architectural Review December 2023

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

Approved Requests

2530 Forest Run Dr.

Remove Oak tree in front yard

4300 Wood Haven

Remove 2 trees from front yard on either side of drive way

2520 Bent Pine

Replace 9 inch x 2 inch x 27 foot trim board on West side of house with new board of same dimensions and repaint same color

2775 forest Run

Garage door replacement same color

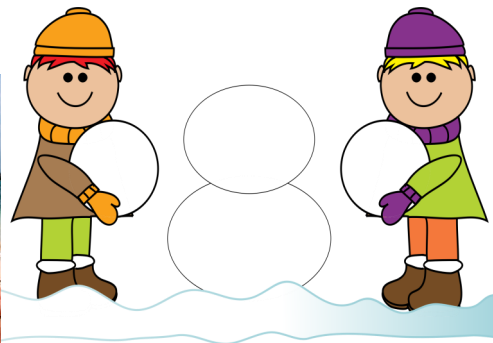
Our next meeting will be January 17, 2024 at 7:00 P.M. at Joe's Club

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.

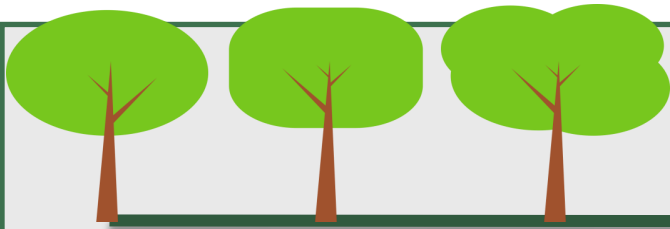
Chairperson: Blain Morgan

E-mail: hoarcchair@gmail.com

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



SAND MAN OR SNOW MAN??
Which will you prefer to build??



Banking Summary

December 2023

INCOME

| | |
|----------------------------|---------------|
| Interest Income | 0.06 |
| Other Income | 500.00 |
| <u>TOTAL INCOME</u> | 500.06 |

EXPENSES

| | |
|--|-----------------|
| Admin Fee | 1,050.00 |
| Banking Fees | 39.14 |
| Christmas Decorating Contest | 175.00 |
| Conservation Area & Swale Maintenance | 2,055.00 |
| Electricity | 58.39 |
| Entrance Light Repairs | 77.03 |
| Fence Repair | 172.16 |
| Holiday Decorations | 170.65 |
| Insurance | 2,322.83 |
| Landscape Maintenance | 1,400.00 |
| Meeting Room | 50.00 |
| New Flags | 72.73 |
| P.O. Box Rent | 176.00 |
| Postage | 429.82 |
| Retention Ponds | 460.00 |
| Property Tax | 6.50 |
| Update Landscaping— Entrance/Islands | 232.68 |
| Webmaster | 600.00 |
| <u>TOTAL EXPENSES</u> | 9,547.91 |

| |
|----------------------------|
| BANK ACCOUNTS |
| BUS SELECT HY SAV |
| 8,061.69 |
| BUSINESSSELECT CHKG |
| 36,191.35 |
| TOTAL Bank Accounts |
| 44,253.04 |

WICKHAM FOREST CHRISTMAS DECORATION WINNERS 2023



FIRST PLACE

COBB FAMILY

4500 SWEET BAY

SECOND PLACE

**ANDERSON
FAMILY**

2600 FOREST RUN



THIRD PLACE

**DOWNING
FAMILY**

2890 FOREST RUN



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 |

