



Community News

Volume 16, Issue 2

June 2005

CC&Rs

Many of us bought in Windover Farms because we knew it was a deed restricted community; however, if you look around, there are many who are not in compliance with the CCRs. State law governing Homeowners' Associations requires the Board of Directors to enforce the Covenants, Conditions and Restrictions. We currently have a committee working on this enforcement.

Most people like to drive into an area and see well kept homes and yards, and know that the people who live there have pride in their surroundings. Think about this as it pertains to Windover Farms. Do you take pride in your home? Are you proud to say that you live in Windover Farms? Each of us should take a look at the Green Book, in particular the section on Covenants, Conditions, and Restrictions, and ask ourselves if we are in compliance. Anyone in violation of the CC&Rs needs to do whatever is necessary to correct the problem. If each of us would do this, then we could make Windover Farms a place that would show our pride not only to visitors, but to other residents, and at the same time protect our property values.

Let's all join together and clean up our neighborhood and make Windover Farms a truly desirable place to live.

If you do not have a Green Book, you can view it on the web site at www.windoverfarms.org.

Windover Farms Board of Directors

Windover Farms Web Site

The Windover Farms community Association now has a web site at www.windoverfarms.org.

We need community input for our website, if you can help or have suggestions please call Glenn Seaton 267-6459.

REMINDER - WHEN PLACING YOUR YARD TRASH OUT FOR PICK-UP

The yard trash that is left behind by Waste Management needs to be picked up and placed in a container for next pick-up. This will help to clean up the roadside. Waste Management does a great job, but does not carry a rake and does not have the time to pick up small yard trash left behind.

All residents, including those living in the flag lots need to be aware of this problem.

Also, if you live next to a vacant lot and notice trash, paper, cans, etc in the front of the lot, please be a good neighbor and pick up the items. All of these things will help Windover to look like a well-kept area.

Volunteers Needed

Volunteers are needed for Association events, especially the picnic and the Halloween party. If you could help at either or both events, please contact a member of the Board of Directors. People are needed to assure that the events will take place.

Revised

Calendar of Events 2005

EASTER EGG HUNT

Saturday, March 26, 2005
9:00 A.M. to 1:00 P.M.

SPRING GARAGE SALE

Saturday, April 9, 2005.
8:30 A.M. to 2:30 P.M.
Rain date following Saturday

ANNUAL PICNIC

Saturday September 17, 2005
10:00 A.M. to 2:00 P.M.
(Lunch at noon)

AUTUMN GARAGE SALE

Saturday, September 24, 2005.
8:30 A.M. to 2:30 P.M.
Rain date following Saturday

HALLOWEEN GATHERING

Saturday, October 29, 2005
4:00 P.M. to 6:00 P.M.
(Pizza at 5:00 P.M)

CHRISTMAS DECORATION JUDGING

Saturday December 17, 2005

Board Meeting Dates and Times

Board Meetings will be held when the Board determines the need for them. Signs will be posted 48 hours in advance.

Next Board Meeting:
June 29, 2005 7:00 p.m.

All members are welcome

Board of Directors

President

Merle Ahrens 269-3380
president@windoverfarms.org

Vice-President

John Cochran 267-0675
vicepresident@windoverfarms.org

Secretary/Treasurer

Eric Lake 383-8276
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Assistant Treasurer

Ozzie Sultan 264-0707

Board Member

Ron Smith 264-9096

Committee Chairperson

Design and Review

Eric Lake - 383-8276
design.review@windoverfarms.org

Newsletter

Peggy Cochran – 267-0675
newsletter@windoverfarms.org

Website

Glenn Seaton - 267-6459
webmaster@windoverfarms.org
www.windoverfarms.org

Welcome Wagon

Sandi Ahrens - 269-3380

Easter Egg Hunt

Glenda Sultan - 264-0707

Christmas Decorating Judging

Patricia Lake 383-8276



Water Conservation

In Brevard County, water conservation applies to every property owner regardless of whether their water comes from a private well, from a public/private utility or from surface water. The information below is taken from the St Johns River Water Management web site.

When you may water:

- Landscape irrigation is restricted to a maximum of two days per week and shall not occur between the hours of 10 a.m. and 4 p.m.
- Existing landscapes with odd addresses are allowed to irrigate on Wednesday and Saturday.
- Existing landscapes with even addresses or no address are allowed to irrigate on Thursday and Sunday.
- Irrigation on these designated days shall only occur when actually needed because of a lack of rainfall, and shall be limited to the application of no more than $\frac{3}{4}$ inch of water in the irrigated area.
- After a sufficient rain, automatic timers on sprinklers should be turned off to prevent wasting water.

Water-saving Tips For Your Lawn

- Only $\frac{3}{4}$ inch of water per area is needed for a healthy lawn.
- Water early in the morning to avoid excessive evaporation loss. Watering in the evening is second best because fungus diseases have all night to attack moist foliage. Evaporation is higher when it is windy and spray goes onto driveways and streets.
- Train your lawn to develop deep roots. By extending the time between watering, roots

will grow deeper and less frequent water will be needed to keep it looking good.

- Water your lawn only when it needs it. Over watering your lawn results in shallow root systems and makes your lawn less disease and drought tolerant. Watering twice a week is all the irrigation your lawn should need. Turn off automatic sprinkling systems after rain.
- Give your sprinkler system and timer a check-up. Check for broken or misdirected sprinklers monthly, and reset timers after power outages.
- Use fertilizers in moderation. Remember, the more fertilizer you use, the more water your lawn will need.
- Cut your grass at the highest setting on your lawn mower or at the highest recommended height for your turf species. It will encourage grass roots to grow deeper and grass blades to hold moisture.

Remember, the water we waste today may be the water we will need tomorrow.

Reminder - Speed Limits

As you drive through Windover Farms, remember that the speed limit on Windover Way is 35 mph, and on the side streets it is 25 mph. These speed limits apply to residents as well as visitors and delivery trucks. Remember that school is out and there are children outside playing. Also there are many adults who walk on our streets for exercise, and animals on the roads. The life you save may very well be that of a loved one.

Welcome Wagon

Has a new family moved into your neighborhood? Do you have a business or do you know of someone else with a business that would be willing to offer a service for FREE or at a SPECIAL PRICE to a newcomer? Call Welcome Wagon Greeter, Sandi Ahrens, 268-3380.

Newsletter

If you have items you would like included in the newsletter, please send a message to newsletter@windoverfarms.org.

RECREATION AREA RESTROOM / RACQUETBALL COURT KEY POLICY

ELIGIBILITY

- Must be a member of the "Long Lake Recreation Area" with membership fees current.
- Keys will be issued at the pavilion office during Officers / Directors meetings and during scheduled Association functions.
- One key will be issued per lot. A \$5.00 fee will be charged for additional or replacement keys.

Call Gary Clifford at 264-3214

(Please call first - small children sleeping).
Name, address, and lot number are required in order to check out key.

RECREATION AREA PAVILION UTILIZATION POLICY

All reservations shall be on a 1st come, 1st served basis.

ELIGIBILITY

- Must be a member of the "Long Lake Recreation Area" with membership fees current.
- Reservation is for the "pavilion only." This does not include the attached office utility.
- Member reserving the pavilion shall be responsible for the actions of their guests (non-members).
- Clean up of the pavilion is the responsibility of the member reserving the pavilion.
- Vehicles are not permitted inside the rail / pole fence separating the recreation area from the parking lot.

TO RESERVE

Call Susan White at 267-6543 (6 - 9 p.m. only, please). Name, address, and lot number are required for reservations.



Windover Farms Community Association,
Inc.

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