



Community News

Volume 16, Issue 3

January 2006

In 2005, the WFCB Board of Directors established an Enforcement Committee. This was done in order to comply with the Florida Statute governing homeowners associations that requires the Directors to enforce the governing documents and the rules of the association.

After consulting with an Attorney, the Enforcement Committee identified twenty-seven properties that were not in compliance with the CCR's, and sent out notices of the violations requesting that these violations be resolved. To date, some have been resolved, or plans have been submitted to comply. The ones remaining in dispute will hopefully comply without legal action.

Windover is starting to look better when you drive through it, and we thank those who are making it happen.

Last October and November, most of you signed a petition requesting that a Local Bill be passed in the Florida Legislature. This bill was to prevent the city of Titusville from ever annexing all of Windover Farms.

Bob Allen, our representative in the legislature, did everything in his power to encourage the Brevard delegation to the legislature support this legislation. Unfortunately, for various reasons, they did not support it.

At that meeting, the Mayor of Titusville and the City Attorney made statements that Titusville had no intentions of annexing Windover. When they change their minds, we will all need to work together to prevent annexation.

2005 Board of Directors President

Merle Ahrens 269-3380
Term Up Feb 7, 2006

Vice-President

John Cochran 267-0675
Resigning Effective Feb. 7, 2006

Secretary/Treasurer

Eric Lake 383-8276

Assistant Treasurer

Ozzie Sultan 264-0707

Board Member

Ron Smith 264-9096

Volunteers Needed

Volunteers are needed to replace two Directors. If you can serve your community, please attend the annual meeting

We also need volunteers for:

- Design Review Committee
- Welcome Wagon
- Picnic
- Garage Sales
- Halloween Party
- Christmas Decorations Judging
- CCRs Enforcement Committee

Please sign the appropriate sheet at the meeting, or call one of the Board Members.

The following letter was received from a concerned Windover Farms resident:
This letter does not necessarily reflect the views of the Board of Directors.

An Open letter To Residents of Windover Farms

“Windover is going downhill!” quote from a local realtor in CY 2005

Why would someone think that? Maybe because of a blight that is caused by uncaring people, who freely toss their trash from vehicles onto our streets. A mixture of fast food containers, napkins, cigarette packs, cigarette butts, aluminum cans, plastic bottles and a variety of other litter lie along our main road instead of in a trash container. Even weekly newspapers, advertising circulars and newsletters left on or near driveways join the unsightly mess. This letter is being sent to rally our community, in the way that was evident in the battles to rezone our entrance, to combat one reason that may be behind the above assertion.

The best solution to litter is stopping it at the source, but this is impractical since it amounts to changing the behavior of a diverse group of people. Should you happen to witness littering, you can call the “Keep Brevard Beautiful” hotline at 321-537-6801, or if you have a Cingular phone you can call *KBB, and report it. You’ll need to describe when (date/time) and where it happened, vehicle description and tag number and what litter was thrown.

Unfortunately the most practical solutions for keeping litter in check rests on the shoulders of us residents—each making a personal effort—per the following suggestions:

1. All residents who have frontage on Windover Way (or other streets obviously) check your frontage and put any refuse lying along the road in front of your property into your trash can or recycle bin. If there’s an empty lot next to your frontage, maybe you could split the responsibility with the next neighbor along the road. If you have a yard service, inform them you expect them to pick up litter as part of their edging service
2. If you take regular walks, take the bag off your newspaper or a plastic bag from your last shopping trip and carry it along to pick up litter you encounter.
3. When you put out trash containing old food, particularly old meat products, make sure to put the stuff in a container with a secure lid. The local buzzards and raccoons have become very adept at getting to this type trash. If it’s only in a trash bag, forget it...they’ll have it scattered all over the neighborhood in no time.
4. In the future, volunteers may be asked for an “Adopt-a Highway” initiative, each adopting a mile of Windover Way, as is done along many public roads across the US.

We’re always looking for feedback and more ideas, so if you have any please email them to the Home Owners Association or George (gdminto@aol.com), Connie (conniefm@cfl.rr.com) or Sandy (sandysmc@cfl.rr.com) or you can call George at 269-6597.

In the meantime we’re hoping this letter will put us on the road to keeping the value of Windover Farms real estate going up not down!

The Windover Farms Community Association

Has a web site at www.windoverfarms.org.

The CCRs (Green Book) can be viewed or downloaded from the WFCA website.

We need community input for our website.

If you can help or have suggestions, please call Glen Seaton at 267-6459.

We all thank Glen for his time and effort to maintain this website!

Christmas Decorating Contest Winners:

First Place: **Stephen & Jenny Dunn**
7858 Windover Way

Second Place: **Tim Crannell**
7698 Windover Way

Third Place: **Robert & Peggy Padan**
2868 Long Lake

Honorable Mention:

Ralph & Mary Johns, 3421 Owls Wood Way

Norman & Shirley Skiles, 2856 Long Lake

Randolph & Michelle Nyman,
7406 Windover Way

Congratulations to all!

2006 Annual Meeting Notice and Proxy

The Windover Farms Community Association homeowners and lot owners Annual Meeting for 2006 will be held at the **Elks Lodge at 2155 Columbia Blvd.** Titusville on **Tuesday, February 7, 2006 at 7:00 P.M.** **Two new members of the Board of Directors will be elected at this meeting.** All membership dues must be paid up to date, including 2006, to vote at the meeting.

I hereby give this Proxy to vote on my behalf on all items at the above meeting to:

Member Voting

_____ Lot Number _____

Member Giving Proxy

Signed _____ Lot Number _____

I will accept the nomination for the Board of Directors. Signed _____

Date Issued _____

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WFCA, Inc. 2006 Budget Plan

Association Expense

Accounting	\$1,000.00
Admin Supplies & Newsletters & Misc.	\$1,200.00
Community Activities	\$200.00
Grounds & Maintenance	\$1,560.00
Insurance (Officers Liability)	\$910.00
Legal (Liens for non payment of dues)	\$150.00
Legal (Enforcement of CCRs)	\$10,000.00
Meetings	\$500.00
Taxes/Corporate Fees	\$200.00
Total Association Account	\$15,720.00
Estimated Association Income	\$10,065.00

Recreation Area Expenses

Accounting	\$2,000.00
Activities (Easter, Picnic& Halloween)	\$1,000.00
Insurance (Buildings and Liability)	\$8,200.00
Legal (Liens for non Payment of Dues)	\$300.00
Maintenance/Repairs/Grounds Upkeep	\$7,000.00
Misc. Expenses& Newsletters	\$400.00
Taxes	\$270.00
Utilities (Electricity & Water)	\$1,800.00
Total Recreation Area Account	\$20,970.00
Estimated Recreation Area Income	\$20,065.00

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 a 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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