



Community News

Volume 17, Issue 2

March 2007

President's Message

It's hard to believe that it is only the month of March. With the new time change we have the extra light to take time to enjoy the neighborhood as it emerges from winter.

WFCA has a new board and new President. We are working hard to meet the basic community needs. With all the changes happening around us like the new Target and Home Depot, many have suggested changes to our association's Covenants, Conditions and Restrictions. We are reviewing all the requests. The big problem is we were not elected by a majority of the community, so the only authority we have is to pay bills and schedule community events. Over the next few months leading to the Annual Picnic, we will be asking many of you to sign proxies. We will also be trying different ways to use community events to get the needed proxies or votes to get elected. I am sure we will have more ideas.

Another problem facing WFCA is our current insurance company is not renewing our policy.

Something we can all do together as we transition from winter into spring and things are dry, watch our barbeques outside and water our lawns sparingly.

When the rains do come, remember we need to take precautions against mosquitoes by doing what we can to eliminate standing water in our yards. This includes removing old tires, soda cans, and anything that will hold water, Even a very small amount of standing water creates a breeding area for thousands of mosquitoes.

2007 Board of Directors

President

Glenn Seaton 267-6459

Vice-President

Danny Sharp

Secretary/Treasurer

Assistant Treasurer

Terry Crowley

Board Member

Carl Jones

Kenny Broadbent

Volunteers Needed

We need volunteers for:

- Easter Egg Hunt
- Annual Picnic
- Halloween Party
- Christmas Decorations Judging
- CCRs Enforcement Committee

Please contact one of the Board Members if you can help.

We have new keys for the Rack-Ball Court and the bathrooms.

Contact:

Danny Sharp - 383-4360 or

Carl Jones - 508-5625

What can www.windoverfarms.org do for you?

It won't keep your yard mowed, or stop that blasted yellow pine pollen from coating anything you leave outdoors this time of year. So what good is it? Plenty, as it turns out. It may be the best way we have to maximize the significant personal and financial investment each Windover Farms homeowner has in our neighborhood.

We have a lot of heavy-duty decisions to make about where we're headed as a homeowner's association. What started as a "country community" is now, or is about to be, next door to Wal-Mart, Target, Lowe's, Home Depot, McDonald's, Burger King, Taco Bell, Roadhouse Grill, Staples, and several other businesses. We now live next to what appears to be the most dynamic commercial area in North Brevard. Residential development also continues to grow around us, and Titusville would love to turn our "country" into "city".

Windover Farms has been growing, too – we've seen the new houses being built, and welcomed our new neighbors. Our development is approaching 'build-out', where all the lots that are capable of having houses on them, have them. As we've matured as a development, and time has passed, some have questioned whether we even still need a homeowner's association, or if we do, whether widespread changes should be made in what it does.

One thing seems clear: Such fundamental decisions on the future of the WFCA need to reflect the wishes of a lot more than just a few residents, given the stakes in play. In recent years (including this one), we've only had about 50 lots (out of about 350) represented at the annual Board meeting, either in person or by proxy. There is currently a big question about whether we even have a legally elected Board, since the WFCA by-laws require a 50%+ majority of lot owners vote to elect Board members. And if we want to modernize or change the current covenants, that would take a 2/3 majority according to the current rules.

Here's where using our website more effectively can do a lot for all of us. It can provide a more convenient, easier, cheaper, and faster way for the WFCA Board and WFCA residents to exchange information and ideas, and for residents to vote for or against issues presented to the WFCA. It's important to note that changes in the website won't, and shouldn't, replace the existing ways WFCA members can express themselves – such as participation at Board meetings, written letters, telephone calls, or just a friendly conversation. Expanded use of the website is merely a different tool to do the same job.

Have you checked out the new community message board where members can express their opinions on several different topics, and the new 'classified ad' section? Or the new road layout of the Target/Home Depot entrances, the poll on current Windover issues, and the posting of the latest Board minutes? If not, you really should. These are some of the first ideas of several that are being used to get communication flowing to and from the WFCA Board, and among WFCA members.

There are definitely challenges in using the Web in this manner. We need to make sure no one is excluded from participation in WFCA matters simply because they choose not to use the Web. We need to implement security measures that ensure no one other than WFCA members in good standing are able to post content or cast votes, and that any posted content is appropriate. In the end, however, these challenges can be met and when we see what www.windoverfarms.org can do for all of us, it may not be long before we wonder how we ever did without it! -- Terry Crowley

REFRIGERATOR POST-IT

Calendar of Events

Easter Egg Hunt

Saturday, 7 April 2007
9:00 a.m. - 1:00 p.m.

Garage Sale (#1)

Saturday, 14 April 2007
8:30 a.m. - 2:30 p.m.
Rain Day the following Saturday

Annual Picnic

Saturday, 19 May 2007
11:30 a.m. (Lunch at Noon)

Garage Sale (#2)

Saturday, 15 September 2007
8:30 a.m. - 2:30 p.m.
Rain Day the following Saturday

Halloween

Wednesday, 31 October 2007
5:00 p.m. - 6:00 p.m. (Dinner)

Christmas Decorating Judging

Saturday, 22 December 2007
5:00 p.m.

Annual Meeting

Tuesday, 8 February 2008
7:00 p.m.

The Windover Farms Community Association

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

To schedule the **Recreation Area** contact
Judy Jones 508-5626

Board Meeting Dates and Times

5 April 2007	7:00 p.m.
3 May 2007	7:00 p.m.
30 August 2007	7:00 p.m.
6 December 2007	7:00 p.m.

All meetings are held at the Recreation Area Pavilion and residents are welcome to attend.

Board Of Directors

President

Glenn Seaton -- 267-6459

Vice - President

Danny Sharp -- 383-4360

Secretary / Treasurer

Terry Crowley -- 264-4232

Board Members

Carl Jones -- 321-508-5625
Kenny Broadbent -- 383-1887

Committee Chairpersons:

Annual Picnic

Steve Dunn 383-9508
Carolyn Beason 383-1955

Halloween Party Committee

Charlotte Brunelle - 267-3552
Sherry Broadbeny - 383-1887

Design and Review

Danny Sharp -- 383-4360

Easter Egg Hunt

TBD

Garage Sale

Neal Van Scyoc 264-0404

Welcome Wagon

Cliff Sultz - 383-1068

Stay up to date at: **WWW.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 -- 264-3214
Carl Jones -- 502-5625 or
Danny Sharp -- 383-4360

(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

Judy Jones at 508-5626 (6 - 9 p.m. only, please).
Name, address, and lot number are required for reservations.



Windover Farms Community
Association, Inc.
Post Office Box 5546
Titusville, Florida 32783-5546