



Windsor Estates

Homeowners Association

P0 BOX 410263
MELBOURNE, FL 32941-0263
(321) 777-7575

June 2019

www.windsorestateshoa.com

2019 Board of Directors & Architectural Review Committee Meeting Dates

Meetings are held the third Tuesday of each month. Notice is posted at the front of the community prior to each meeting.

ARC
6:00PM-6:30PM

Board of Directors
6:30PM-8:30PM

At
Fairway Management
1331 Bedford Drive
Melbourne
321-242-0736

**Unless otherwise posted



2019 - 20

Board of Directors

President, Neil Harmeson
Vice President, Derick Jenkins
Treasurer, Simon Bland
Natalie Curts
Kathleen Gregory
William Johnson
Charles Rikli
Christopher Wagner

WEHOA Management Company

Fairway Management
Contact Person: Deeanna Thomas
Phone: 777-7575
Fax: 777-4646
E-Mail: dthomas@fairwaymgmt.com

Hurricane Season

Hurricane Season runs June 1 to November 30. Brevard County is responsible for the collection of storm debris. Please prepare all debris for collection per the requirements. Visit www.brevardcounty.us for more information. Debris shall be placed between the street and sidewalk, in such a manner so as not to become a hazard for pedestrians, or vehicles. Avoid placing debris on top of the storm water inlets. Items may fall into the inlet, causing them to clog, and cause street flooding. Depending on the severity of the storm, it may take several days or weeks for collection to occur. Be sure that you monitor the debris and secure any items that have become a hazard.

In the event of a power outage, you must contact Florida Power and Light. If you do not report the outage, they will not dispatch a crew to the area. Visit www.fpl.com for reporting information.

Opaque hurricane panels may not be installed unless there is an imminent threat from a named storm. Clear or translucent panels may be installed until the end of the season.

Commercial Parcel

Many residents have expressed concerns regarding the recent clearing of the commercial parcel to the north of the entrance. The site is proposed to become a memory care facility. The Board of Directors have discussed options for enclosing the portion of HOA property that is accessible from the lot. Before any project commences, the Board is working to obtain more information or the opportunity to view construction plans, to avoid redundant measures and unnecessary expense.

Traffic Laws

The Board of Directors has authorized the Brevard County Sheriff's Department to enter and enforce traffic laws within Windsor Estates due to unsafe driving practices by some of our residents. This includes speeding, failing to stop and parking over the sidewalk. Residents can contact the BCSO and request a patrol by calling (321) 633-7162.

Architectural Review Committee

The Windsor Estates Architectural Review Committee is seeking a volunteer to fill a vacant seat. The committee reviews applications for improvements submitted by residents and ensures that they comply with the governing documents and standards. Meetings are held on the third Tuesday of each month at 6:00PM in the conference room of Fairway Management. Meetings typically last 30 minutes. Those interested are encouraged to contact Deeanna Thomas for more information.

Maintenance Area of Interest

Please be advised that during the June inspection, special attention will be paid to the condition of the mailboxes in the community. More information on maintaining your property is included with this newsletter. Please take a moment to review and address any issues you may find present.

Posting of Signs

Just a reminder, the posting of private signs in and around the neighborhood is prohibited without the prior approval of the Board of Directors. If you are having a special event and would like to post signs, please request approval from the ARC and the Board of Directors prior to posting.

Speeding

Please remember that the speed limit within Windsor Estates is 15MPH. School will be out soon which means there will be kids playing near the street. Please be observant!

Mosquito Control Phone Number



321-952-4523

Basketball Court Etiquette

A reminder to all players that there are homes near the court and they should refrain from using foul or abusive language. Additionally, the court closes at dusk and all games should be concluded prior to this time. We ask that you be considerate of your neighbors. Additionally, the court is for the use of Windsor Estates residents and their guests only. If you observe individuals using the court who you know are not members of the community, please notify Fairway Management.

Solicitors

Windsor Estates is a "No Soliciting" community. This means that anyone who approaches you to solicit their goods and/or services should be asked to leave immediately. If they fail to do so, residents are encouraged to contact the Brevard County Sheriff Department's Non-Emergency Dispatch Number, (321) 633-7162.

Basketball Court

The sports courts are for the use of Windsor Estates residents and their guests only. When using the basketball court, please be courteous of the surrounding neighbors. Cursing, shouting, and loud music are prohibited and may lead to the suspension of use rights. Please be sure your guests park in designated spaces only, as vehicles may damage the landscaping and irrigation. The courts are open from dawn to dusk. If you suspect that the court is being used by non-residents, please contact the Brevard County Sheriff to report trespassing; (321) 633-7162.

Parking

The Association would like to ask that, when parking in the street, you avoid parking vehicles directly across from one another. When possible, vehicles should be parked in the garage or on the driveway first and then in the street as overflow. This will reduce the chances of traffic delays or an accident.

Home Modifications

Please remember that if you are planning *any* changes to the exterior of your home or property, a quick phone call to Fairway Management (321-777-7575) can tell you what steps you need to take in order to get ARC approval. You can also reach them via email at dthomas@fairwaymgmt.com. Forms for the Architectural Review Committee are available for download on our website, www.WindsorEstateshoa.com.

E-mail List

In an effort to reduce paper consumption and lower costs, the Board of Directors circulates information via e-mail. If you would like to be added to the list, please contact our Association Manager, Deeanna Thomas, at dthomas@fairwaymgmt.com. Those residents who do not have e-mail will continue to receive information by U.S. mail or hand delivery.

Neighbors Helping Neighbors

Listed below are your neighbors that are available for hire or that own businesses that are in our local community. Shop local! Give your business to a neighbor!

Jill A. Lankford, Realtor	321-474-2908	Surfside Properties
H.I.P. Construction	321-775-8212	Home Improvement, Remodeling, Painting, etc.
Kim Co.	321-507-0431	Painting & Home Improvement
Maggie McMahan	321-751-2713	Certified Babysitter
Premier Coastal Pool Service	321-255-7871 djordan.pcps@yahoo.com	Pool Cleaning and Maintenance
Jim Wright, Realtor	386-307-3628	Brevard County Realty

If you would like to list your business and contact phone number, we will include it in our next newsletter. Send your information via email to ericbyrd@fairwaymgmt.com.