



Windsor Estates

Homeowners Association

PO BOX 410263
MELBOURNE, FL 32941- 0263

November 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

Property Maintenance

The Board of Directors & Architectural Review Committee of your association strive to maintain the highest quality of living the association can offer to you, the homeowners. A large part of this effort is to review and inspect the properties in Windsor Estates on a regular basis to ensure all areas are properly maintained and free from unsightly conditions. The following are violations commonly noted during community inspections:

- Hurricane shutters and/or plywood remaining on windows.
- Rust and mildew stains on homes, driveways and sidewalks.
- Mildew on the roofs of homes. (This should be professionally treated)
- Mailboxes and posts in need of painting or replacement.
- Address plaques in need of painting or replacement.
- Weeds throughout landscaping, lawns and beds.
- Overgrown shrubs and landscaping. Shrubs/hedges must be no higher than 3' in the front and 6' on the sides of a home.
- Trees needing to be trimmed. If a contractor is used, they are required to haul away any trimmings or debris (Brevard County Ordinance Sec 94-49e).
- Items being stored in driveways or on the sides of homes.
- Garbage cans out on non-collection days.

In an effort to resolve these issues, and avoid a formal violation, we are asking that all homeowners take a few minutes to inspect their property. If any of these violations exist, the Board and ARC would appreciate your immediate attention in correcting them.

Please contact management for replacement information on mailboxes, mailbox posts, address plaques, and yard lights.

Parking

When parking in the street, please avoid parking vehicles directly across from one another. When possible, vehicles should be parked in the garage or driveway first and use the street as overflow parking only. This will help to 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, please call or email Fairway Management for information on the ARC approval procedure. Forms for the Architectural Review Committee are available on the website, www.WindsorEstateshoa.com.

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

Posting of Signs

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 prior to posting.

Speeding

Please remember the speed limit within Windsor Estates is 15MPH. School will be out for the holidays soon, which means there will be children playing outdoors regularly. Please be observant.

Brevard County Mosquito Control



321-952-4523

Sport Court Etiquette

The sport courts close at dusk. We ask that you be considerate of your neighbors and have all games concluded prior to this time. The courts are 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 contact the Brevard County Sheriff to report trespassing; (321) 633-7162.

Hurricane Shutters

All hurricane protection materials should be removed and/or opened at this time.

Permanently Installed Materials (Roll Down, Accordion, Bahamas, Colonial)- Shutters that are not capable of being stored separately, may only be closed during the period of June 1st to November 30th (hereafter referred to as hurricane season).

Non-Permanent Materials – Shutters that are capable of being stored separately.

-Manufactured Panels may only be installed no earlier than the commencement of the hurricane season (June 1st) and removed no later than the end of the hurricane season (November 30th). Manufactured shutters are various types of materials, i.e., metal, fiberglass, Lexan and corrugated polypropylene. Painted and unpainted metal panels may be installed during the homeowners' absence for a period not to exceed 21 days at any given time during hurricane season. Clear Lexan (transparent) panels may be installed continuously during hurricane season. Opaque fiberglass or corrugated polypropylene panels may be installed for a period not to exceed 21 days at any given time during hurricane season.

-Non-Manufactured Panels may be installed only during storm conditions and shall be removed when the storm warnings are cancelled. These may be of various types of materials, i.e., usually plywood or other non-permanent consistency. Any tape that is used for added protection must also be removed when the storm warnings are cancelled.

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. These traffic laws include, but are not limited to- speeding, failing to stop and parking over the sidewalk. Residents may also contact the BCSO to request a patrol by calling (321) 633-7162.

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 Association Manager, Deeanna Thomas, at dthomas@fairwaymgmt.com. Residents who do not have e-mail will continue to receive information by U.S. mail or hand delivery.