

WINDOVER WHISPERS

JULY 2023

OFFICE HOURS:

M-T, 10:00am to 3:00pm

Fri, 10:00am-2:00pm

WEBSITE:

www.windoverfarms.com

EMAIL:

windoverfarms@cfl.rr.com

PHONE: (321) 259-2216

HOA MEETING:

July's Meeting will be

07/10/2023 @ 6:30pm on

Pavilion due to 4th of July.

(Check for changes)

ARC

Meets the 3rd Tuesday of
each month.

(Check for changes)

Content Table

Community News 1

Classified 2

Community Updates, Changes
..... 3

Advertising 4, 5, 6, 7, 8, 9

Calendar 10

SPECIAL EVENTS & UPDATES



Save Time and Money With These Easy Tips

"It is the time of year that we find ourselves trying to get ready for hurricane season and also trying to fix those, "I will do it later items".

The next time you are looking for a repair or maintenance person who do you turn to for help? The answer to that question is sometimes surprising. For example, when looking for a company or a contractor to repair your cooling and heating system, the answer to that question may be as simple as asking your neighbor who they used or who they "would not" use. Your neighbor, in most cases will be more than glad to let you know of their past experience, be it good or bad.

Saving tips: For any job when hiring a pro, ask for a detailed cost breakdown for materials and labor. Agree to pay upfront for materials, but don't pay in full for labor until the job is completed and don't hire someone just because you have a coupon. "Cheaper is not always better". If someone says they will drop their price for cash or without much of an argument, that may not be the best person or company for the job. Instead get quotes from three different professionals and while you are at it, ask for and verify that they are licensed and are insured before you agree to sign any contract.

While these may seem to be common sense suggestions, you may be surprised how many times in our haste to get a project started, we forget to ask the simple questions. In this day and age, coupled with all the stress we face on a daily basis, taking a few minutes to ask these few important questions can go a long way to avoid potential problems. And finally, don't forget to advise your contractor if you live in Windover Farms, that there are notifications and applications that may be required for your project."

In closing, one more item for you to consider: When leaving your home for a day trip or more than 24 hours, shut off the main water valve to your home. Over the last couple of months, whether due to age of the home or a broken waterline, more than one homeowner has come home to several inches of standing water in their home or water flowing out of their doors. Shutting off the water only takes a couple of minutes and has the potential to prevent a problem that could take months to repair.



Windover Farms HOA would like to give a Warm Welcome to the new Baseball Committee!!
Thank you for 'Stepping up to the Plate' & helping with the baseball field needs.

CLASSIFIED

Experienced Pet/Plant Sitter: Will come to your home to care for your housebound pets while you are away. Plant watering available as well. 25-year Windover resident Cheryl 321-720-5916

Experienced Dog Trainer: Certified Veterinary Assistant is an experienced dog trainer in basic and advanced obedience and agility training. Willing to administer medications, train dogs, and care for your pets while you're at work or on vacation, will care for your precious pups with the highest degree of professionalism. 20-year Windover Resident. Call Maya 321-614-4232.

Deadline for placing a classified or advertisement in the Whispers Newsletter is the 15th of each month.

DISCLAIMER

Windover Farms of Melbourne HOA cannot and does not investigate the legitimacy, validity, legality of any business or service listed, and expressly disclaims any responsibility or liability arising out of or relating to any business or service listed including, 1) the legality of the ad or offer, 2) the performance or conduct of the advertiser or merchant, 3) any damages or injury that may result from the ad or offer listed. Windover Farms of Melbourne HOA assumes no liability with regard to its advertisers for misprints or failure to place advertising in this publication except for the actual cost of such advertising. The Board of Directors has the right to refuse to run any ads that it deems not appropriate.

BOARD OF DIRECTORS

President – James Flint
Vice President – Sharon Savastio
Treasurer - Rich Folio
Secretary – Tom Brandon
Alt. Director- Steve Cordell

Association Manager – Danielle Beverly

Maintenance - John Holman

COMMITTEES

Architectural Review Committee:

Doug Berry Chris Sorensen
Connie Kostyra Candice Elkins
Bill Means David Lighston

Social Committee :

Vacant

Neighborhood Beautification Committee:

Maureen Arceneaux (Volunteers Needed)

Pickleball Committee:

Jeri Keefe

Tennis:

Bill Lutter, Coleen Brumley

Baseball:

Kevin Robinson

IMPORTANT NUMBERS

Animal Control: 633-2024
Hospital Fl. Wildlife:254-8843
Sheriff Non-emergency: 633-2123
Storm Water Utility: 633-2014
City of Melbourne: 953-6216
Waste Management 723-4455
Solid Waste Management
264-5048
Road and Bridge – 255-4354

BREVARD COUNTY SCHOOL BOARD

District 1: Megan Wright

District 2: Gene Trent

District 3: Jennifer Jenkins

District 4: Matt Susin

District 5: Katy Campbell

COUNTY COMMISSIONERS

District 1 – Rita Pritchett

400 South Street, Suite 1-A
Titusville, FL 32780
321-264-6750 321-264-6751(fax)
d1.commissioner@brevardcountny.us

District 2 – Tom Goodson

2575 n. Courtenay Parkway
Merritt Island, FL 32953
321-454-6601 321-454-6602
d2.commissioner@brevardcounty.us

District 3- John Tobia

1311 E. New Haven Ave.
Melbourne, FL 32901
952-6300 952-6340(fax)
d3.commissioner@brevardcounty.us

District 4 – Rob Feltner

**2725 Judge Fran Jamieson Way
Building C
Viera, FL 32940
633-2044 633-2121(fax)
d4.commissioner@brevardcounty.us**

Pavilion Rental Form:

<https://windoverfarms.com/arc-forms>



The Invasive Brazilian Pepper Tree: Removing the Threat from Your Yard

The Brazilian pepper tree (*Schinus terebinthifolius*) is a highly invasive plant species that poses a significant threat to the biodiversity and ecological balance of Florida. Although it may seem appealing with its attractive appearance, and ability to provide privacy screening, this plant has earned a notorious reputation for its tendency to dominate landscapes, outcompeting native species, and causing ecological harm. If you have Brazilian pepper trees in your yard, it is crucial to understand the importance of removing them to safeguard against the spread. Understanding the Brazilian Pepper Tree, The Brazilian pepper tree, also known as the Florida holly or Christmas berry, is native to South America but has become a problematic invasive species in many parts of the world, including the United States, particularly in Florida and California. It was introduced to Florida in the 19th century as an ornamental plant but quickly escaped cultivation and spread rapidly, displacing native vegetation. Identification and Characteristics Identifying the Brazilian pepper tree is relatively straightforward. It is a medium-sized tree that can reach heights of up to **40 feet** (12 meters) and has a dense, evergreen canopy. The leaves are pinnately compound, resembling fern fronds, with five to nine leaflets arranged opposite each other. When crushed, the leaves emit a strong, peppery scent, which contributes to its name.

One of the distinguishing features of this invasive species is its berry-like fruit, which changes color as it matures. Initially green, the fruit turns yellow, then orange, and finally red when fully ripe. These berries contain seeds that birds readily consume and disperse, aiding the plant's rapid spread.

Ecological Impacts

The Brazilian pepper tree poses a significant threat to ecosystems due to its aggressive growth and ability to form dense thickets, crowding out native plants. This invasive species alters the structure and composition of native plant communities, reducing biodiversity and negatively impacting wildlife habitats.

The tree's dense canopy inhibits sunlight penetration, preventing the growth of understory vegetation. This lack of vegetation reduces food sources, nesting sites, and protective cover for native animals, leading to a decline in local wildlife populations.

Additionally, the tree's leaves, berries, and bark contain chemical compounds that inhibit the growth of surrounding plants, further exacerbating its impact on native species.

Removing Brazilian Pepper Trees

If you have Brazilian pepper trees in your yard, it is essential to take action to remove them, and prevent their spread to natural areas. Here are some key steps to consider:

1. **Identification:** Familiarize yourself with the characteristics of the Brazilian pepper tree to ensure accurate identification. Seek guidance from local experts or extension offices if needed.
2. **Safety precautions:** Wear protective clothing, including gloves, long sleeves, and eye protection, as the tree's sap may cause skin irritation.
3. **Cut and treat:** (Note that you do not need permission from the HOA to remove these trees.) Cut down the tree as low to the ground as possible, leaving only a stump. Within 60 seconds, apply a concentrated herbicide, such as Glyphosate (Round-up), or even diesel fuel to the freshly cut surface of the stump. Follow the herbicide instructions carefully, and avoid direct contact.
4. **Seed control:** Remove any existing berries and dispose of them properly to prevent further spread. Be cautious while handling berries and ensure they are not ingested by humans or animals.
5. **Monitoring and maintenance:** Regularly monitor your yard for any regrowth or seedlings. Promptly remove any new growth to prevent reestablishment.
6. **Native plant restoration:** Consider replacing the Brazilian pepper tree with other fast-growing Florida friendly species that are great for screening, such as the fishtail palm, areca palm, or wax myrtle. Native plants promote biodiversity, attract local wildlife, and contribute to a healthier ecosystem.

The Brazilian pepper tree may provide great screening, but its invasive nature threatens the delicate balance of our local ecosystem, and will eventually dominate your property. By removing these trees from our yards and preventing their spread, we can allow our native Florida plants to thrive into the future.

Windover Farms Trash and Refuse Guidelines

Please consider the following guidelines for trash and refuse to help keep the neighborhood attractive, as well as keeping within the HOA regulations concerning unsightly objects and trash/debris container storage.

Garbage Day – Tuesdays and Fridays

Recycling Day – Fridays

- Please leave containers at the end of your driveway *no earlier* than 5pm on the night before pickup (Mondays and Thursdays).
- Please retrieve containers *no later* than 9am, on the morning *after* your pickup (Wednesdays and Saturdays).



Large objects (non-organic items that won't fit in your trash can) – Mondays

- Homeowners must call Waste Management at **321-723-4455** by the end of business Friday to schedule a pickup. There is no charge for most items.
- If you have trouble reaching a representative at Waste Management on the phone, you can also use their live chat at WM.com.
- Please *do not* leave large items at the end of your driveway more than 24 hours in advance.

Yard Waste and Trimmings - Mondays

- Please place yard-waste in containers no larger than 35-gallons, and no heavier than 50 pounds. Small branches can be cut to 4-foot lengths, and placed in a small pile.
- Please deposit your refuse *no earlier* than 24 hours in advance of pickup (Sunday).
- Please retrieve your containers by 9am of the morning *after* pickup day (Tuesday).
- If you have a pile larger than 3 yards (the size of 3 washing machines), please continue reading.

Large Yard Waste Piles (greater than 3 yards)

- Please call Waste Management at **321-723-4455** to schedule a claw-truck pickup.
 - **Items will not be retrieved unless you call.**
- If you call on or before Friday, the debris will be retrieved within the next week (5 business days).
- Please deposit your items **in front of your own lot** *no earlier* than Saturday.
- There is no charge for this service.

*Please note that any hired landscaping, land clearing, or tree trimming services **MUST** remove any material that they generate.

*On non-trash pickup days - trash, recycling, or yard-waste containers must not be visible from adjoining lots or public areas. If outside, please store them in a walled area.

*If your Waste Management trash bin is damaged, please call Waste Management and order your replacement at **321-723-4455**.

*Please do not leave trash containers at the end of your driveway if you are unable to retrieve them within the time-frames specified above.

*The Windover Farms HOA cannot call Waste Management on behalf of homeowners.



WINDOVER FARMS OF MELBOURNE

Homeowners Association, Inc.

RESIDENT/OWNER INFORMATION FORM

Date: _____ Lot #: _____

Resident Name: _____

Name of second owner or person living in home with owner: _____

Are you the: Owner: _____ Renter: _____ Other(specify): _____

If you are renting, a copy of the lease for the office file is required
Rental Agent & phone number if other than owner: _____

Property Address: (Number & Street) _____

Home Phone: _____ Work Phone: _____

Alternate Phone 1: _____ Alternate Phone 2: _____

Email 1: _____

Email 2: _____

EMERGENCY CONTACTS (optional)

Name: _____ Relationship: _____

Home Phone: _____ Alt. Phone: _____

Name: _____ Relationship: _____

Home Phone: _____ Alt. Phone: _____

For Internal Use Only:
Date Received: _____ By: _____ Date Entered: _____ By: _____

If Renter: Lease Agreement: _____

Owner proof of Ownership _____

In order to update our records, please fill out this form and return to the office or dropped in the mail slot on the door. ALL INFORMATION IS KEPT STRICTLY CONFIDENTIAL.

Thank you.



CHANGES, UPDATES & REMINDERS

TIPS TO KEEP YOUR AC IN GOOD CONDITION DURING THE SUMMER

Summer has arrived, and the atmosphere is getting warmer every day. To save us from the scorching heat, air conditioners are becoming household necessities and almost every house has one. It helps to keep the room at a comfortable cool temperature. Take care of your air conditioner if you want it to function properly for a long time. Summer has a harsh effect on air conditioners because the hotter the weather, the harder your AC must work. Overworking your AC can damage its performance and lifespan. Consider the following tips to make sure your air conditioner stays in a good condition

Clean The Filters

The air filters in the air conditioner will get dirty after long use. It can get clogged with dust and dirt which may cause several problems.

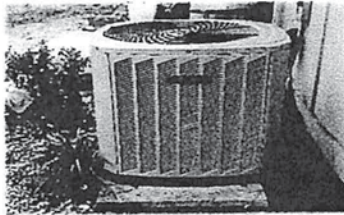
Your air conditioner will make loud noises and will not release the right amount of air. To prevent this from happening, clean your filters every 3 months. You can do it yourself or call-in professionals from for routine maintenance.

If you use disposable filters, change your filters each year for peak performance

Keep The Room Tightly Closed

Keeping the room tightly closed will prevent the cool air from leaking outside. If the cool air leaks, your air conditioner will work hard to release more air into the room. This becomes a cycle and will continue till you stop the leak.

If your air conditioner works too much to release cool air, it might overheat and get damaged. Apply caulking, weather-stripping, and proper insulation to tightly seal the room and prevent loss of cool air. Check your doors and windows



Set a Temperature When You Are Not Home

It is better to keep your air conditioner set to a higher temperature when you are not in the home. Some people like to keep their AC on just to keep the house chilly when they get back. This is not an ideal solution instead; it makes your AC overwork.

Shade the Room

Shut the windows and pull up the curtains so that sunlight does not enter the room. Sunlight carries UV rays, and these UV rays can heat up the room significantly, especially in summer.

And if they enter the room, your air conditioner will need to pump a large amount of cool air, which in turn will heat the air conditioner. So, pull up the curtains when the air conditioner is turned on. This is some best practice if you do not have energy efficient "Low-E" windows.

Using Ceiling Fans

Using ceiling fans together with air conditioners is an effective way to save energy and keep your room cool. If you turn on your ceiling fan and the AC, the fan will circulate the air and spread it across the room.

This cools down the air faster, and your air conditioner does not need to exert too much power, and this helps to extend your AC's lifespan.

Use a Smart Thermostat

A programmable smart thermostat can reduce your electricity bills. A smart thermostat can understand the right temperature needed for your room and adjust the air conditioner accordingly.

This way, the air conditioner does not have to pump out extra cold air and exert itself. If your AC is not automatically programmable, then set the temperature of the thermostat between 24 and 26 degrees Celsius, which is usually the normal room temperature.

Clean Your Vents

The AC releases cold air through these vents. So, if there is dirt and dust in these vents, not only will the airflow be hampered, but the dirt particles will be released in your room. Accidentally, inhaling them can cause an allergic reaction and other health problems.

This is especially a worrying factor for children and the elderly. So, whether you or a professional can do it, clean the vents every 12 months so that dust does not accumulate inside the vent.

Make Sure the Outdoor Unit is Clean

The outdoor unit of your air conditioner is just as important as the indoor one. If the outdoor unit is somehow damaged, the indoor unit will not work efficiently. Sometimes it may not even turn on.

To ensure this does not happen, always keep the outdoor unit clean. Keep objects like plants and vines away from the outdoor unit because they can block the fan and damage the coils on the unit.

Even after following all the steps listed above, there will be times when your air conditioner malfunctions or shows signs of damage.


Flush the Lines

What has been a life-saver for most peoples AC units on Florida is pouring a quarter-cup to a half-cup of white distilled vinegar down the condensate line once a month to help keep algae from clogging up the pipe. This is most likely the number one reason why your AC unit might stop working, If your AC unit does stop best practice is to turn off the unit. Go to the outside system and look for the pipe that is always dripping water. Take a shop-vac and put it on the edge of that pipe to help clear the line. Once you think you have gotten most of the water out of the line then turn the unit back on. If the AC system is still not working, then call a HVAC professional. Believe it or not the vinegar trick does work if you stay on it every month.



Routine Maintenance

In that case, you need to repair these damages as soon as possible to make your air conditioner last longer. Even if there are no signs of damage, you should do a maintenance check every 6 months to see the overall condition of the air conditioner. Many of your local HVAC companies offer a maintenance plan and most of the time its relatively inexpensive.



Let's Support One Another!

Help is often closer than WE think.

WINDOVER WHISPERS

is excited to announce that we are accepting advertisements for our upcoming community newsletters.

Please submit ads digitally as .jpg or .png files:

Standard Business Card (\$10)

1 / 4 page: size 4 inches across by 5 inches tall (\$18)

1 / 2 page: size 7.5 inches across by 5 inches tall (\$30)

Full page: size 7.5 inches across by 10 inches tall (\$60)

Email as an attachment to:

windoverfarms@cfl.rr.com

***If you need help setting up your ad,
please contact our office manager Danielle Beverly.**

SUBMISSION INFORMATION

Submission deadline for the "Windover Whispers" newsletter should be presented to the Homeowners Association Manager by the 15th of the month. When the 15th falls on a weekend or holiday, the submission is due by the end of the next regular workday. Our newsletter welcomes all newsletter related comments, ideas and submissions.

The editorial team consisting of the editor and board reserves the right to edit copy, including advertisements, as necessary prior to publishing. We also reserve the right to deny inappropriate advertising requests.



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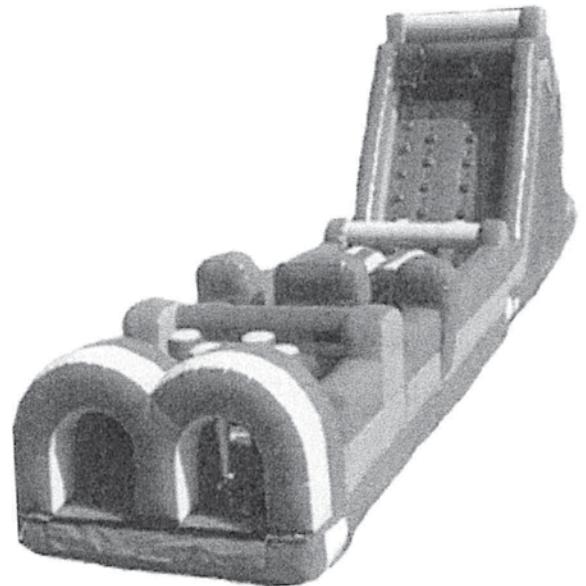
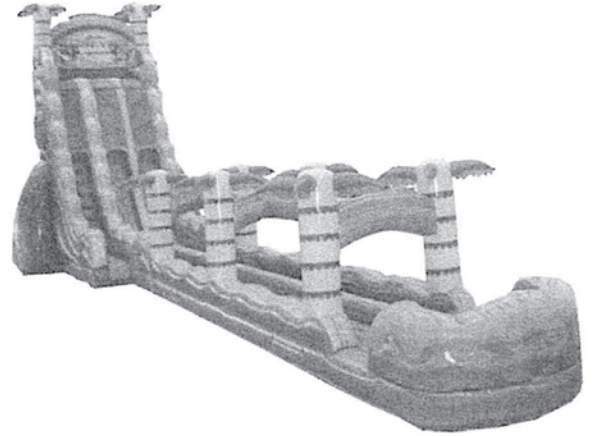
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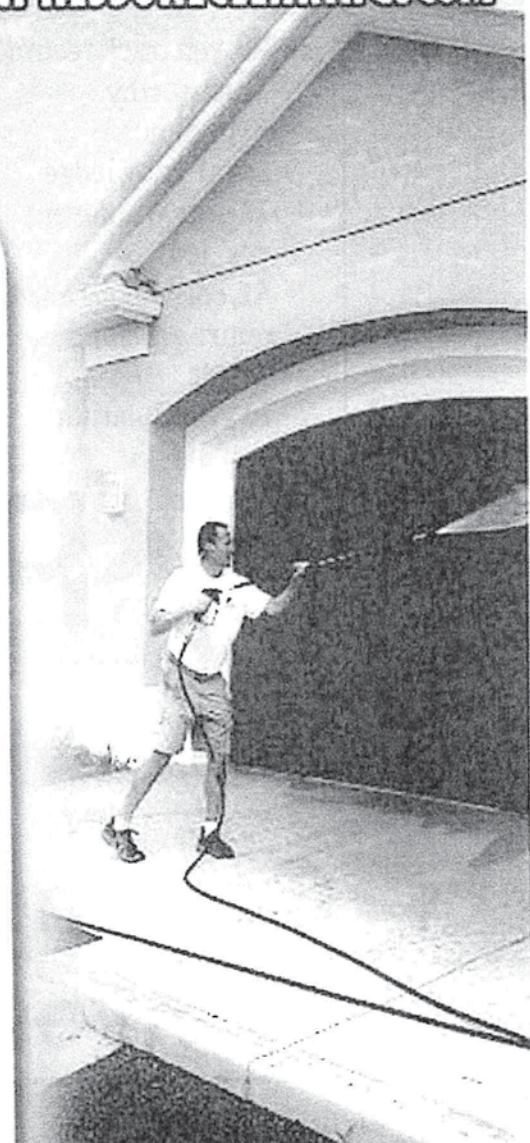
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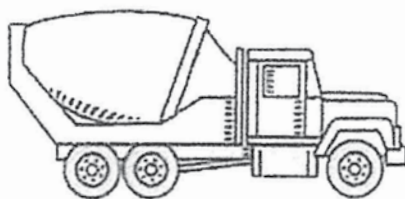
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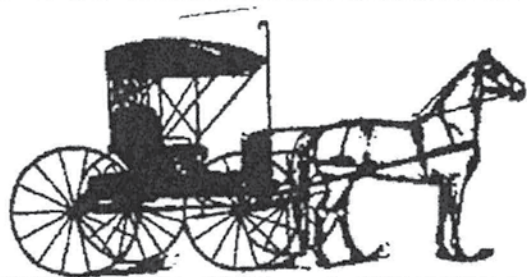
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Eva Roach & Lauren VanWie



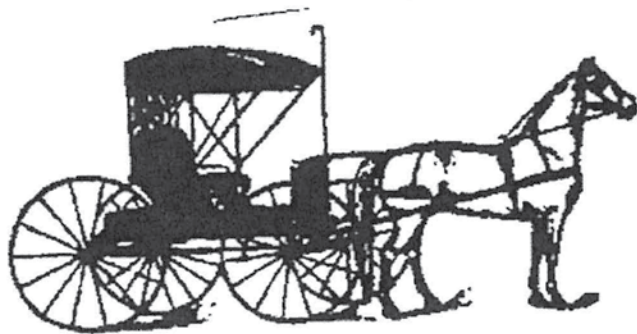
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Eva: 321-266-2635
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All my Services are professionally done and all my work is guaranteed.

Tom has been doing my pest control for years and he does an amazing job, and I highly recommend him. (Bart – Windover Farms Resident.) – Client Testimonial.

If the bugs come back, I come back for no charge.

Call Precise Pest Control to get your service started.

Contact: Tom Mayes at ☎ 321-720-4280

Also, you can Find us on Facebook  as a Precise Pest Control

 precisepestcontrolbrevard.com

SNYCON

SNYCON is a licensed certified general contracting company with over 20 years of construction and project management experience in residential and commercial projects. Clients will be confident that services provided will be dependable, efficient, and of the highest quality. Our goal at SNYCON is to build trusted relationships with client and provide clear communications of the scope, budget and schedule throughout the project. We will work with our clients to get the most value out of their budget without sacrificing any quality. References available upon request.

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Judy Wood, M.S. Realtor

RE/MAX Solutions

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<h1 style="text-align: center;">2023 JULY</h1>						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					Reserved	1 Reserved
2 Reserved	3	4 <i>4th of July</i>	5	6 Reserved		8 Reserved
9 Reserved	10 BOD Meeting @ 6:30pm	11	12	13	14	15 Reserved
16 Reserved	17	18 ARC Meeting @ 7:30pm	19	20	21	22 Reserved
23 Reserved	24	25	26	27	28	29 Reserved
30 Reserved	31					