

WINDOVER WHISPERS

APRIL 2022

Home of 94.1 FM
www.941fm.net

Office Hours:

M-F, 10:00 to 3:00pm

Website:

www.windoverfarms.com

Email:

windoverfarms@cfl.rr.com

Phone: (321) 259-2216

• Board of Directors Meeting

April 4th,
Monday
at 6 pm.

ARC

Meets the 3rd Tuesday
of each month.
(Check for changes)

Content Title

Community News 1

Community News 3

Classified2

Information.....4-8

Calendar.....14

Advertising.....9-13

Message from the President of Windover Farms of Melbourne

Hello friends and neighbors!

This is my second year as a member of the Windover Farms Homeowner's Association (HOA) Board of Directors, and my first serving as the Board President. My family has been residents of Windover Farms for almost six years now—what a gorgeous and welcoming community we have! This is my second time living in the Melbourne area; the first was in the 1990's when I was fortunate enough to be sent to Patrick AFB for my first assignment. During that time, I met the wonderful woman that would become my wife, and Florida has been 'home' ever since. Even though we moved all across the country—and even the world—we knew we would settle back in this area once those adventures were over. We're thrilled to be back, and especially happy to be residing in Windover Farms.

Our neighborhood is almost 30 years old, and it is experiencing a cycle of renewal and rejuvenation. At this point, many homeowners are facing some longer-term repairs on top of the usual house and yard maintenance. Additionally, we have seen unprecedented turnover recently. Windover Farms normally averages about 3% turnover annually; in the past two years, it has been almost 20%! For all of these reasons, I ask that the owners and residents remember that part of what makes Windover Farms such a prestigious community is that it is Deed Restricted. We all acknowledged receiving the Handbook of Rules and Regulations when we purchased our homes here, and we are all obligated to follow the restrictions within. Please check the Handbook and submit the proper applications before performing any work that is covered by those restrictions. All the necessary information is available at www.windoverfarms.com/deed-restrictions.

Please realize the Board and the Committees are all served by volunteers. We all strive to uphold the standards of the community that make it such an appealing place to live. I'll be the first to admit: some of the rules are outdated and need revision, but until they are changed, we must uphold the rules as written. That's where you come in... the rules can be changed! We just need community engagement. Please consider attending HOA Board meetings. Email your concerns to the office. Act when given an opportunity or take the initiative to create one. We're looking at avenues to increase engagement and make it as easy as possible to affect changes that the community thinks necessary. As a first step, there's now a Blog tab on the webpage; we'll use it to provide timely updates in addition to this newsletter. Windover Farms is a great community... let's all work together to keep it that way!

On behalf of the rest of the Board and Committee members, I wish you all the best... green lawns, beautiful homes, and no hurricanes!
Steve Benton

CLASSIFIED

For Sale

John Deere Model 10 cubic foot metal lawn tractor dump trailer. Pneumatic tires, rarely used. \$150 OBO. **Email tegunbillharris@gmail.com**

Experienced pet sitter will come to your home to care for your housebound pets while you are away. Cats, birds, ferrets, plant watering, dog walking, etc. 25 years Windover resident. Affordable and dependable, call Cheryl 321-720-5916

PC COMPUTER – REPAIRS

Reasonable rates. Any MS Window version. Virus Scan, add-ons and upgrade. Re-install, backup, data recovery and router. On-site and off-site. Call TJ 574-5900

BABYSITTING, HOUSE SITTING, PET SITTING SERVICES:

Responsible teen available for sitting services. Available anytime. Text Bethany @ 321-505-5916

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 - Steve Benton

Vice President – James Flint

Treasurer - Rich Folio

Secretary – Tom Brandon

Director – Mark Micale

Alt. Director Sharon Savastio

Office Manager –

Jeanie Gallegos

Maintenance - John Holman

Committees

Architectural Review Committee

Doug Berry Sharon Savastio
Tom Brandon Chris Sorensen
Connie Kostyra Candice Elkins
Bill Means David Lighston

Social Committee –

Danielle Sherwin

Neighborhood Beautification Committee

Earlene Jackson Mary Micale
Maureen Arceneaux

Neighborhood Crime Watch Committee

Richard Kistler Roy Estes

Basketball Court Committee

Beth Courtney

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: Misty Belford 591-9387
haggard-belford.mist@brevardschools.org
District 2: Cheryl McDougall 987-6382
McDougall.Cheryl@brevardschools.org
District 3: Jennifer Jenkins 271-9495
jenkins.jenniferd@brevardschools.org
District 4: Matt Susin 684-9735
susin.matthew@brevardschools.org
District 5: Katye Campbell
Campbell.Katye@brevardschools.org

COUNTY COMMISSIONERS

District I – Rita Pritchett

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

District II - Bryan Lober

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

District III – John Tobia

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

District IV – Curt Smith

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

District V – Kristine Zonka

**490 Centre Lake Drive Suite 175
Palm Bay, Florida 32907
253-6611 253-6620 (fax)**
d5.commissioner@brevardcounty.us

Spring Cleaning in Windover

Whether it be in the house or outside, this is the time of year that property owners become energized to get out the tools and get started on those projects that have been stacking up all winter long. The focus of this article will be on those projects that are outside. Depending on what the project is, it may or may not require an application to the Architectural Review committee (ARC) prior to the start of your project. And no, this does not mean you cannot go outside to rake the leaves, clean out the landscape beds, trim your trees or Palmettos without first submitting an application to the ARC. However, what it does mean is that some projects do require an application prior to starting your outside project. Whenever you are not sure of what is required, in most cases it is as simple as a quick phone call to the office (321-259-2216) or you may email the office at windoverfarms@cfl.rr.com for a clarification.

For example: **Anything** done to the outside of your home or property such as a new roof, painting, replacing a fence, installing a new fence, replacing a driveway, removing a tree, digging out Palmettos, or clearing substantial areas of your property, are items that do require an application to the ARC. Trimming trees, cutting Palmettos to the ground (not having equipment remove them) is also allowed. Creating new planting beds that do not require supplemental soil being trucked in is also acceptable. Having a truckload of mulch delivered is also allowed. Unfortunately, problems arise when a property owner decides on the spur of the moment to have Pine trees, Oak trees, or any planting that is larger than three (3) inches in diameter at one (1) foot above the natural grade off the ground, completely removed or Palmettos (roots and all) without a prior review and approval, that homeowners find they have created a situation that requires intervention by the ARC. An application and review does not mean your project is not allowed, but that it merely requires a review to be sure it complies with the Deed Restrictions.

Regarding the cutting of Palmettos, property owners are allowed and encouraged to create a 30-foot fire safety barrier as recommended by the Brevard County Fire Department. However, you simply cannot use equipment to remove the Palmettos and “their roots” without prior approval. This all goes back to the original approach, when planning a project to be done to the outside of your home or a major landscape change, it is always prudent to check with the office prior to the start of any project to verify if an application and approval are necessary. Planning ahead can not only save you time but it can potentially save you money in the long run. Unapproved removal of protected trees “regardless of their condition” can and will result in a \$1,000 fine per tree. An application and approval to remove a tree(s) cost the property owner nothing.

Hopefully, this article has been helpful. Windover Farms is a Deed Restricted community and Deed Restrictions are enforced not only to protect the integrity of the community, but to protect your property values and the value of Windover Farms as a highly desired place to call home.



Native Plants for Florida: Flowers, Shrubs, and Trees

Flowers

Blanket flowers (*Gaillardia*)

can grow anywhere in Florida because they tolerate heat, sandy soils, and high salt levels. These flowers grow in a spreading mound that can function as a ground cover, with blooms in bright summer colors like orange, yellow, red, and reddish purple.

Hardiness zones: 3a – 10b

Sun: Full sun

Soil: Any well-draining soil

Duration: Perennial

Height: 12-18 inches

Maintenance: Remove dead flowers to encourage more blooms



Shrubs

Star Anise species, *Illicium anisatum*, *Illicium floridanum*

Florida has three native (pictured), and *Illicium parviflorum*, with flowers in red, white, or yellow. These shrubs grow rapidly and are hardy enough to survive most conditions, so they make a great addition to a new gardener's landscape.

Hardiness zones: 7a – 10b

Sun: Partial shade, full shade

Soil: Moist soils

Duration: Evergreen

Height: 15 to 20 feet

Maintenance: Water regularly during dry spells



Trees

Chickasaw plum (*Prunus angustifolia*)

Before the Chickasaw plum tree grows new leaves in spring, it blooms small white flowers that develop into tart plums that humans and wildlife can both eat. In landscaping, people often use it as a specimen tree.

Hardiness zones: 5a – 9b

Sun: Full sun, partial shade

Soil: Prefers sandy soils but can grow in some clay soils

Duration: Deciduous

Height: 6 to 12 ft usually, can grow as tall as 25 ft

Maintenance: Water regularly during dry spells, clean up fallen flowers and fruits



Attention:

BOD Meeting has been changed to the 1st Monday of the month,
at 6 pm.

Next BOD meeting will be April 4th, 2022, Monday at 6 pm at
Pavilion

HOA payment due on January 1, 2022. All unpaid HOA dues
after April 1, 2022 will be sent to HOA attorney for collection and
legal proceedings.



Things to Do in April

APRIL FLEAGAD MARKET

Eau Gallie Square

Saturday April 2, 2022 from 10 am – 2 pm

2022 Fun4SpaceCoastKids Summer Fun & Camp Fair

Viera Regional Community Center

Saturday Apr 2, 2022 from 11 am – 2 pm

The U.S. Coast Guard Band – FREE

King Center for the Performing Arts

Wednesday April 6, 2022 7 pm

Space Coast Runners at Corporate 5K

Melbourne Orlando International Airport - MLB,

Thursday Apr 14 2022 at 6:30 pm

Commercial Real Estate Investment Services

- *Multifamily (Apartments)*
- *Industrial Property*
- *Retail Property*
- *Office Property*
- *Land for Development*

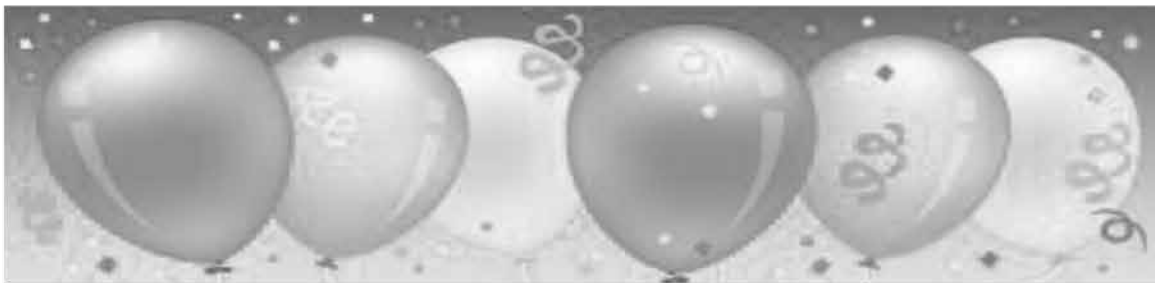
See our current listings online,
or contact Windover resident
James Flint today!



SPERRY
— COMMERCIAL —
GLOBAL AFFILIATES™
FLINT BROKERS & ASSOCIATES

FlintBrokers.com

321-252-9090



WINDOVER FARMS ANNUAL GARAGE SALE

Saturday, April 23, 2022 8am-12noon

\$5.00 charge to participate.

This helps cover advertising and miscellaneous costs.

Flags will be provided, to attach to your mailbox.

Maps will be marked and made available for shoppers.

Please complete the form below, include \$5.00, and drop it off at the Windover office, by April 15th.

Name: _____

Address: _____ **Lot #** _____

Phone: _____



Windover Farms of Melbourne

Homeowners Association, Inc.

RESIDENT/OWNER INFORMATION FORM 2022

Florida Statute 720.303.3 (g)

A current roster of all members and their mailing addresses and parcel identifications. The association shall also maintain the electronic mailing addresses and the numbers designated by members for receiving notice sent by electronic transmission of those members consenting to receive notice by electronic transmission. The electronic mailing addresses and numbers provided by unit owners to receive notice by electronic transmission shall be removed from association records when consent to receive notice by electronic transmission is revoked. However, the association is not liable for an erroneous disclosure of the electronic mail address or the number for receiving electronic transmission of notices.

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: _____

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.



A FIRST CHOICE ROOFING, AT NO CHARGE, SPECIALIZES IN INSURANCE REPLACEMENT OF ROOFS, SIMPLIFIES THE COMPLEX WORLD OF INSURANCE CLAIMS, WORKS WITH YOUR INSURANCE TO ACHIEVE THE GOAL OF CLAIM APPROVAL, AND HANDLES ROOF DETAILS.

- *HAVE INSTALLED OVER 680 ROOFS IN BREVARD COUNTY SINCE 2016 ACCORDING TO THE PERMITS ISSUED BY MELBOURNE, WEST MELBOURNE, ROCKLEDGE, AND PALM BAY AND ARE A CERTIFIED MASTER ELITE ROOFER BY GAF, THE LARGEST ROOFING MANUFACTURER IN NORTH AMERICA.*
- *NO OUT OF POCKET MONEY REQUIRED UNTIL ROOF IS INSTALLED AND FINAL INSPECTION COMPLETED BY YOU AND US.*
- *AT NO CHARGE, WE ISSUE 50 YEAR TRANSFERABLE WARRANTY THROUGH GAF.*

CALL STUART AT 321-914-6133 FOR FREE INSPECTION

		License # CCC1328591
Stuart Kalstein	13122 David Baker Road	Riverview, FL 33579
Commercial & Residential	Office: 888-871-9626	Cell: 321-914-6133
Storm Damage Specialists	Free Inspections	sikalstein@gmail.com
AFirstChoiceRoofing.com		



***Sonic Concrete, Inc.
Driveway Repair!
Slabs and Pads***

***Tired of that cracked and failing driveway?
Sonic Concrete replaces damaged driveways.***

We clean and repair damaged culverts.

We have been in business for 35 years.

For free estimates call

Bill Gray at 321-724-0773.

***We have installed many driveways and house
foundations and they still look great.***

Our quality is easy to see.

***So if you're ready to have a beautiful and safe new
driveway, call us today.***

***www.SonicConcreteFL.net*
*SonicConcreteFL@aol.com***

Johnson Aluminum Products LLC

ACCORDION HURRICANE SHUTTERS



Easy Open/Close
Accordion Shutters

Why lift
heavy panels?



Why take 8 hours to
do a 30 minute job?

Buy directly from the manufacturer.
Please visit our factory.

Free Estimates! Avoid the rush, order early.

NEW SCREENED PATIOS



RESCREENING

321-956-3102

10% OFF

up to \$250 with this ad.

ONE COUPON PER ORDER/MUST BE PRESENTED AT TIME OF SALE

www.JohnsonAluminumProducts.com

365 Stan Dr. #102, W. Melbourne, FL

LIC. & INS. CBC-1260648

JPC

JACOBS
PRESSURE
CLEANING

JACOBSPRESSURECLEANING@GMAIL.COM
321.610.4270
WWW.JPCPRESSURECLEANING.COM

Choose Us for all
Your Commercial & Residential
Exterior Cleaning Needs.
Licensed & Insured

WHY JPC?

- We're Timely
- Professional Equipment
- Well-trained Crews
- Nationally Recognized
- Reasonably Priced
- Veteran Owned

Go to www.jacobspressurecleaning.com
for a free instant quote!

Hassle Free Instant
quotes 24/7!

Instant Quote



We clean it all!
Building Exteriors
Concrete & Pavers
Pool Enclosures, Roofs
Fencing, HOAs

"YOUR WINDOVER FARMS NEIGHBORHOOD REALTOR"

Bill Means

Realtor

- Proven track record
- Trustworthy
- Experienced
- Local Knowledge
- 19 year Windover resident
- All correspondences returned in an hour or less
- 16 year Rotarian



BRITTON
Group, inc
Real Estate Made Real Easy

(321) 258-2518
billmeansrealestate@gmail.com
4445 Windover Way
Melbourne, FL 32934

BRITTON
Group, inc
Real Estate Made Real Easy

ATTENTION BREVARD COUNTY REAL ESTATE SELLERS!

List & Sell Any Home Over \$350k
for a low flat fee of only...

\$6,995*

For all of 2021, One of Brevard's most successful and experienced Real Estate Teams with over 500 sales totaling well over \$100 Million in volume since 2015 wants to help you keep more of your hard earned money!

*Flat fee of \$6,995 is for the listing side only. In addition, our seller(s) must offer a minimum of 2% compensation of the sales price to the brokerage representing the buyer(s). All fees due only after successful closing. No charge up front and no risk or cancellation fees to list with us. Any sale under \$350k will be charged a 2% listing fee in addition to buyers brokerage compensation.



321-804-1924



DAVID & MARLY SIMMONS

BRAD & ALISHA FAIRMAN

Windover Farms HOA
 4025 Windover Way
 Melbourne, FL 32934

PRSR1 STD
 U.S. POSTAGE
 PAID
 COCOA, FL 32926
 PERMIT #297

April 2022



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
27	28	29	30	31	1	2 Lot 145 Pavilion Reservation
3 Lot 291 Pavilion Reservation	4 BOD Meeting at 6 pm	5	6	7	8	9 Lot 364 Pavilion Reservation
10 Lot 760 Pavilion Reservation	11	12	13	14	15	16 Lot 399 Pavilion Reservation
17	18	19 ARC Meeting at 7:30 pm	20	21	22	23 Annual Garage Sale
24	25	26	27	28	29	30