



THE VILLAGER

A Publication of the American Homesteading Foundation Inc.

Recreation Committee Fun!

By Betty Jo Yorio

Thank you to all who joined us and made our last **Movie Night** a great success. We were all uplifted as we watched "The Boys in the Boat" row their way into our hearts and win the gold medal. What a fantastic way to muster up some USA spirit for this year's Summer Olympic games!

June and July brought out many Villagers to compete with their friends and neighbors in a friendly competition of **Team Trivia**. Single players and couples teamed up and new members created new friendships. Teams crafted up creative names and put their minds together to come up with correct answers. They quickly learned not only did the correct answer count, but they had to strategically wager points in order to win. Everyone had fun and learned a few new facts...like did you know a group of flamingos is called a flamboyance?

Calling all amateur detectives and mystery buffs, break out of your shell and join us for an evening of intrigue, fun, and excitement with a new **Murder Mystery** on August 31. Enjoy a buffet dinner and try your luck at our "Village Casino," but beware of shady characters! Guests



are encouraged to dress appropriately for their selected character, non-player characters will be allowed but are encouraged to dress "evening chic" to set the mood and scene for the event. Reservations will be required for all players and guests.

Fall Flea Market is scheduled for September 21, this is a "garage sale" type of event and those members wishing to sell their "gently used" items can reserve a spot inside the AHF Hall or in the parking lot for a fee of \$10/large table and \$5/small table. If there is not enough interest in this event, another game night will be scheduled instead.

The **Halloween Carnival** is scheduled for October 26th and volunteers to help with set-up, during carnival, and clean-up are greatly appreciated.

Save the date for the **Annual Holiday Dinner** on December 15th. Watch for details as we get closer!

As a reminder, all events are for members and their guests only. Advanced registration is required for preparation purposes. If you have any suggestions, would like to help with an event, or know of a student looking to earn their community volunteer hours, please let the office or committee know by sending an email to ahfrecreation@gmail.com.

Class of 2024

RUTH B HAYES SCHOLARSHIP

Congratulations to **Iona Peters**, the 2024 recipient of the Ruth B. Hayes Scholarship. Iona, daughter of **Ted & Amanda Peters** of Crane Rd., is a recent graduate of West Shore Jr/Sr High School. We wish Iona all the best at the University of Central Florida where she plans to study Business Administration Management.



AHF Office Contact Info

Phone: (321) 723-6042

Email: office@ahfmv.com

Website: ahfmv.com

Hours: Mon-Fri 9:00 a.m. - 12:30 p.m.

Scan QR code to access this info on your smart phone!



Board of Trustees Meetings

All meetings are held in the AHF Hall and through Zoom on the 2nd Thursday of every month at 7:00 p.m. Zoom info is posted on the front door of both the AHF Hall and the AHF Office the Wednesday before the meeting. If you would like to receive the monthly meeting agenda by email and/or the Zoom link, please call or email the AHF office. The BOT information packet will be available to view in the AHF Office the day of meeting from 9 a.m. – 12:30 p.m. as well as at the meeting.

Regular Committee Meetings and Work Parties

Budget and Finance, 3rd Wed of every month, 7:00 p.m.
 Building and Grounds, Meets as needed
 Deerhead Hammock, 1st Sat of every month, 8 a.m.
 Erna Nixon Hammock, 1st Sat of every month, 9 a.m.
 Memory Garden, 2nd Tue of every month, 8:30 a.m.
 Nutting-Wood Green, 1st Thu of the month, 5 p.m. and workday on 4th Mon at 8:30 a.m., meet under the oak in NWG
 Parks & Paths, Every Fri 8 a.m., see bulletin board for location
 Recreation Committee, 4th Mon of every month, 5 p.m.
 Swimming Pool, monthly assigned duties, meetings vary.

AHF Board Of Trustees 2024-2025:

President – **Christine Kretz**
 1st Vice President – **Dwight Davies**
 2nd Vice President – **Carrie Cronkhite**
 Treasurer – **Brenda Mathews**
 Secretary – **Kevin Foster**
 Assistant Secretary/Treasurer – **Paul Merry**
Dennis Foster, Gary Ingram



THE VILLAGER NEWSLETTER IS MADE POSSIBLE BY THE AHF AND MEMBERSHIP DOLLARS

Fall 2024 Events

Aug	24	Last day to sign up for Murder Mystery!
	28	Cardinalbucks Coffee Social 8-10 am
	31	Murder Mystery Dinner
September	2	AHF Office Closed for Labor Day
	6	“First Fridays” Outdoor Recreation 6:30 pm
	9	Committee & Budget Reports Due 10 am
	12	Board of Trustees Meeting 7:00 pm
	14	Cardinalbucks After Dark 6-10 pm
	21	Annual Flea Market 8 am - 2 pm
	21	Fall Pool Party 3:30 pm
October	25	Cardinalbucks Coffee Social 8-10 am
	27-28	Pool Key Exchange at AHF Office
November	4	“First Fridays” Outdoor Recreation 6:30 pm
	7	Committee Reports Due 10 am
	10	Board of Trustees Meeting 7:00 pm
	16	2025 Budget Hearing 7:00 pm
	23	Cardinalbucks Coffee Social 8-10 am
	26	Halloween Carnival
November	8	“First Fridays” Outdoor Recreation 6:30 pm
	9	Adult Education: Smart Device 101 10 am
	10	NWG Educational Program 2 - 3:30 pm
	11	Committee Reports Due 10 am
	11	AHF Office Closed for Veterans’ Day
	14	Board of Trustees Meeting 7:00 pm
	20	Cardinalbucks Coffee Social 8-10 am
28-29	AHF Office Closed for Thanksgiving Holiday	
29	Hanging of the Greens - through Dec 3	

Reminders & Weekly Events

- **SAVE THE DATE!** The annual holiday bazaar/craft fair has been rebranded! Mark your calendar and plan to join us on December 7th for “The Melbourne Village Mercantile!” Details to come in the Winter edition of The Villager.
- Yoga with **Grayson Dix** - Wednesdays, 6:00 p.m. Doors open at 5:30 p.m.
- Stretch & Stroll - Wednesdays, 9:15 a.m. Bring a yoga mat and meet at the basketball court.
- Art Club - Fridays, 9:30 am -12:00 pm

AED in AHF Hall

The Automated External Defibrillator or AED located in the AHF Hall has recently been tested and the battery pack replaced. Why not take a moment to watch this short video to familiarize yourself with this easy-to-use lifesaving technology: <https://vimeo.com/893832502>

It's Budget Season!

Here are some important dates for budgeted committees to keep in mind this fall:

- Budgets Due - September 9
- Open Budget Hearing - October 16
- 2025 Budgets Approved - December 12

Come to the Budget Hearing and participate in the discussion of funding for the coming year. Budgets run from January 1 to December 31 each year.

A Note from Nominating Committee

Currently, all committees are full! Many thanks to the committee members for making this happen and also to everyone who has stepped up. It takes a village to run a village!



However, our committee's greatest responsibility is to find Trustees for the AHF Board. Please consider whether you would be willing to fill one of three positions coming open in the New Year. Feel free to call or text **Celia Byrnes** 832-466-5577 or any board member to discuss duties and responsibilities.

THE VILLAGER

is a quarterly newsletter published by and for the members of the American Homesteading Foundation by the Information Committee. News items, stories, and comments may be addressed to the AHF office.

Information Committee Members are:

- Debbie Seiler**, Chairperson/Layout & Graphics
- Bridget Foster**, Secretary/Contributor & Editor
- Joan Taddie**, Contributor
- Carrie Cronkhite**, Contributor;
- Lynn Davies**, Community Bulletin Board

From the Desk of the President



It's been a busy summer here with kids' camp, a July 4th pool party, parades, and cookouts. We're surrounded with so many opportunities to gather and enjoy our lush green spaces and all our community has to offer. The beauty of the village and the generosity of this community are highlighted in a video created by **Deb Seiler, Bridget Foster, and Sue Ditty**, shown recently at Space Coast League of Cities and currently available on our website homepage. Created to showcase the wonderful things that make Melbourne Village so special, it highlights the partnership between TMV and AHF. Watching it confirms just how special this town is due to the contributions of our organization and the members who continue to be the heart of the community.

The video also serves as a reminder that parklands and trails truly are a gift from the people who came before us and had the foresight to plan, as well as those who labor to keep these natural spaces healthy and available for the whole community. Damage to our parklands hurts us all and takes years to reestablish, and the value of the green spaces goes far beyond the dollar value of the property.

September is National Wilderness Month. Let us make this an opportunity to reflect and recommit to keeping our parklands healthy, protecting them, and ensuring their survival for future generations. We all have the ability and responsibility to contribute to safeguarding our parklands, whether you work on one of the committees or just care for the spanse of trees behind your home. Let's be mindful and keep our own wilderness the haven it is for all of us.

Christine Kretz
AHF President



VISIT THE AHF WEBSITE!!

Scan this QR code with your smart phone!

AHF Member Spotlight: Virginia “Ginny” Weigel

By Joan Taddie

When **Ginny Weigel** was asked why she and her husband, **Alvin**, decided to move to Melbourne Village after relocating from Michigan to Florida, she didn't hesitate to answer. “It kept calling us. Even before we thought about moving, we enjoyed just driving around here, even though we got lost every single time! And it was a great place to raise the boys.” That year was 1969, and Melbourne Village gained a wonderful new family from Michigan.



At 86 years young, Ginny has had a full and productive life. She was born in Romeo, Michigan and after high school she attended 1 year of junior college that led her to employment at Chrysler Corporation and then Harris Corporation. In Romeo (so romantic!), Michigan, in 1957, Ginny married Alvin Weigel. They were married for 27 years and had two sons, 2 grandchildren, and 2 great-grandchildren.

When asked what Ginny likes most about living in Melbourne Village she answers, “So much, but briefly – my family and friends and just living in Melbourne Village. I spend a lot of time looking out my windows into the back yard watching the birds, squirrels, gopher tortoises, armadillos, rabbits, and more. Makes my day(s)!”

Our last question for Ginny was, “What gives you happiness?” She answers, “My wonderful neighbors and living with nature. It is safe here and quiet. Any stress is lifted the moment one drives into the Village. No other place like it!”

Thank you, Ginny! We are so glad you found this Village and made it your home!

Membership Committee

By Genie Johnson & Leslie Fay

Someone must be busy talking up the benefits of becoming an AHF member because we have been exceptionally busy this summer! We welcomed ten new member households, including four transfers of existing memberships and two long-term tenants. As you know, the referendum to allow long term tenant membership was passed, and we hope to build our membership from this source as well. (Long-term tenants receive a letter and a brochure from Rebecca our office manager. This invitation provides a brief overview of the benefits of membership and allows them to explore the possibility of joining the AHF).

As our by-laws require, we've held meetings with six of these new members and transfers! All have shown great enthusiasm for the AHF and how it enhances the exceptional community feeling and stewardship of the green space that makes Melbourne Village so special. The interest they show in joining committees is so encouraging. We are working on a system to streamline the process to help us work together as a committee centralized through the AHF office.

Leslie and I would like to thank our outstanding committee for making themselves available for all we need to address. Special thanks to **Vicki Busby**, **Sandi Dix**, and **Debbie Seiler** for helping to get our print orders squared away. Thank you to all Villagers for making this such a wonderful place to live!! Let's all give a warm welcome to the newest AHF Members:

Brad & Kristi Bocko
217 Britnee Court

Scott Perrine
2871 Coleman Court

Nikki Golub
379 Ibis Court

Matt & Danielle Cordeau
5800 Live Oak Avenue

Jody Berman & Tim Crombie
365 Blue Heron Road

Chris Carroll
2209 Saint Annes Drive,
Edmond, OK 73034

David & Heather Pycior
6592 Ward Parkway

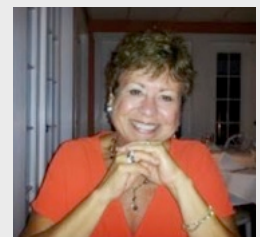
Mary White
377 Ibis Ct

Diane Evans & Nicole Collins
6399 Savannah Dr

Geoffrey McAlwee & Golda Collier
690 Sabal Rd

Passings

Denise Boehm, passed on June 7, 2024. She was an AHF Member since 2002, and lived on Savannah Dr. with her husband **Rod Stiefbold**.



Education Committee Kids Summer Camp 2024

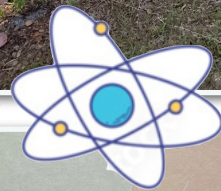
By Emilyanne Thomason

What happens when you mix curious kids, science experiments, and summer camp? You get an explosion of fun – and no, we're not just talking about the Diet Coke and Mentos! Our little Einsteins had a week packed with 50 (Yes, FIFTY!) hands-on adventures. From CO2 sandwiches that fizzed better than pop rocks to pickles that glowed with excitement, every day was filled with 'Eureka!' moments.

Imagine a herd of mini Einsteins, aged 4-12, turning ordinary days into a festival of bubbling, fizzing, and levitating wonders. We had elephant toothpaste frothing over lab tables, CO2 sandwiches causing a stir, pickles lighting up young minds (literally), and eggs that (mostly) didn't crack under pressure - much like our little scientists!

A gigantic shoutout to everyone involved in sparking this scientific fervor. The Education Committee deserves a Nobel Prize in Support & Encouragement. Thanks to every member who chipped in – whether through dues, donations, or by entrusting us with your curious kids and grandkids. Your support morphed theory into thrilling practice.

As we closed the lab doors on this year's summer adventure, let's not forget the most important reaction of all: passion + science = unlimited possibilities. Here's to nurturing our excited little scientists and their exploding curiosity! We stirred passions, crafted core memories, and proved once again that science is not just about understanding – it's about experiencing. Here's to growing our tribe of excited little scientists!



SCIENCE



Outdoor Recreation Committee

This sub-committee of Nutting-Wood Green has been having a blast the last few months with our First Friday events and weekly Stretch & Stroll! Join us every Wednesday at 9:30 a.m. on the basketball court to stretch before taking to the trails for a lovely nature walk. Do you enjoy outdoor games and exercise? We'd love to welcome you! Bring yourself, your neighbor, young adults, teens, and grandkids. There are various events at different activity levels, or bring a chair to sit and enjoy the fun. You are invited! Reach out to **Carrie Cronkhite** or **Kelly Marrero** with questions and ideas. Upcoming FIRST FRIDAY events include:

- Sep 6: Water Polo and Relay Races at the pool *L1
- Oct 4: Roll Around Melbourne Village (bikes, skates, skateboards) *L3
- Nov 8: Dodgeball *L5
- Dec 6: Corn Hole and S'mores with fire pit night. *L1

*Note: Activity level scale 1-5, with L1 being low impact, L3 at your pace with occasional impact, and L5 being running/impact sport.

What is Cardinalbucks?

Cardinalbucks is a monthly potluck breakfast and coffee social held on the fourth Wednesday of every month from 8 to 10 a.m. at the AHF Hall. It is a great way to catch up with neighbors, meet new people, and enjoy a delicious breakfast with friends to start the day. Due to the Thanksgiving holiday, the November Cardinalbucks will be held on the third Wednesday, November 20th.

Cardinalbucks After Dark is a potluck dinner that is always a huge success. Guests bring a dish or dessert to share. It is a BYOB event. The next Cardinalbucks After Dark is on Saturday, September 14th from 6 - 10 p.m., and another one planned in February.



Adult Education Committee Smart Device 101

Join the Adult Education Committee on Saturday, November 9 at 10am for a free forum mastering your smartphone or smart watch! Whether you're a beginner or just looking to enhance your skills, this event covers everything from basic functions to advanced features. Bring your questions and learn how to navigate your device, use essential apps, manage settings, and stay connected with family and friends. Friendly instructors will be there to provide hands-on guidance, ensuring you gain confidence and proficiency. Discover tips and tricks to make your smartphone or smart watch an indispensable tool for daily life. Perfect for all ages, this class is your gateway to becoming a smartphone savvy user.



Sign up today and unlock the full potential of your device! This will be our last event of the calendar year, but we've got more ideas for 2025! To sign up, or if you've got suggestions for a class or demonstration you'd like to see, email **Bridget Foster** at bridget4975@yahoo.com.

Gentle Yoga For AHF Members

Come join the AHF Yoga Club on Wednesdays at 6pm in the AHF hall where we do yoga stuff in a relaxed, low key group. **Grayson Dix** teaches most classes but occasionally we have might have a substitute teacher. If you're a beginner, this is an excellent class to start your journey. You will need a yoga mat and water bottle. If you have other props you like use, be sure to bring them along. Doors open around 5:30 so feel free to come early, especially if you have any questions.



Nutting-Wood Green November Event

Come learn about women environmentalists who "made things happen" in Melbourne Village. The NWG Committee will host this event on Sunday, November 10th from 2:00-3:30 p.m. in the AHF Hall. Refreshments will be served. Hope you can make it!

Parks and Paths

By Peggy Paine

Welcome to the Dog Days of Summer. We are still on our summer hiatus so, you while walking the trails, you will see higher grasses, overgrown vegetation, palm fronds, and fallen branches along the paths in the parklands. Please help keep them clear for everyone to enjoy by carrying fronds and small branches to an existing pile or by one on the roadside. If there is no pile, you can begin one. Many thanks to those who have been picking up debris around the paths or reporting concerns. Your help allows the AHF office to promptly notify the appropriate staff to address the issues, thereby allowing those who enjoy the trails to safely continue their walks. Please report any problems (fallen trees, large branches) or concerns to the AHF Office at 321-723-6042 or at www.AHFMV.com.

Parks and Paths (P&P) will resume in September with our annual potluck breakfast and will work through June. The P&P crew meet at previously designated locations each Friday morning. The meeting location for each week is posted on the Dayton bulletin board. Anyone who is interested in joining the P&P Committee is most welcome, anytime. The committee is a great group of folks who find ways to have fun while they clean up our trails and parklands, and we believe in "the more the merrier". Not sure you can commit? No worries, you can be a friend of the committee and join us whenever it works for you. All ages are welcome. Have a great summer and stay safe and cool.

Erna Nixon Hammock

By Sandi Dix

We were hoping that we would have the sign at the entrance to the hammock back up by this time, but we have run into some problems with the composite 4x4's that we wanted to use to hang the sign from, so back to the drawing board for us! We do have the new sign and it's ready to be hung so fingers crossed that we will get this project completed soon! The new sign has the same verbiage as the previous one, plus we added some of the artwork from the sign on N. Wildwood.

We are still researching putting in (2) short boardwalks along the main loop path so when it rains the residents will still be able to go from N. Wildwood to S. Wildwood. As it stands now these areas can stay wet/muddy for long periods of time and makes usage of the park limited.

Work parties are the first Saturday of the month at 9 am. We can use your help as we continue to remove invasive and non-native plants in the parkland, keep the paths cleared of debris, and plan for the next phase of our restoration project. If you see a fallen tree on the path or anything else out of place, please contact either the AHF office or **Sandi Dix** at 321-272-8973 or mntlcrpl@yahoo.com. Happy Trails!

NOTICE: AHF Parkland is Protected Private Property

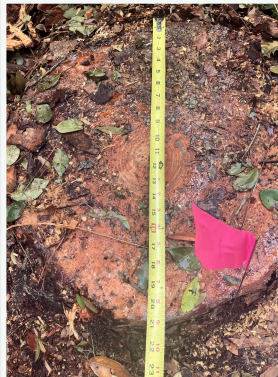
We've had some unauthorized tree removal and destruction in Griffith Park recently. Thanks to one of our neighbors walking the trail while this was happening, both the Town and AHF officials were quickly alerted. It was too late to stop the removal of several mature trees, and many other trees and shrubs were carelessly trampled by motorized tree removal equipment.

To all homeowners who share a property line with a parkland area and wish to remove trees: if you are not sure of your property boundaries (who's property the trees are on), call the AHF office to get help to make this determination. We will come and assist you.

Please Remember:

- ALL plants and animals in the parklands are protected, and
- NO Motorized vehicles are permitted on any parkland except for the maintenance of and by parkland committees

If you see something occurring in the parklands that doesn't seem right – say something. Call the AHF and/or Town office or its representatives immediately so we can all work together to protect these special areas.



Remember in all Parkland: No Smoking. Keep your pet leashed and pick up after them.



Pool Party Beats the Heat on Independence Day

By Marty McAlwee

The AHF Pool Committee ushered in Independence Day 2024 with a classy cookout and social. With ideal weather conditions and enthusiastic bathers, our 4th of July party at the swimming pool was a grand time for all attendees. The hot dogs, ice cream, popsicles and cold drinks had everybody in a festive mood and the water slide was in constant use by the youngsters who never seemed to tire. The slide will be back in action at our **Fall Pool Party on September 21st at 3:30 p.m.** Thanks to all the Committee members and family who helped put on the event and made our Country's founders proud. What a wonderful day!

More than just the party was going on at the pool the last few months. A new security camera system has been installed. This system has night and day surveillance features and 24-hour recording capability. Thank you to **Norton Muzzone** for getting the system installed. The Pool Committee is still working with our pool company to keep the pool in compliance with our permit requirements. New feeder lines have been installed to make the best use of our chemical system. The pools' turbidity has never been better. Thank you members for rinsing before getting in the water. (Junior swimmers can get rinsed on the deck with pool water if it is more convenient) Overall, the pool rules still rule. Last, we have added new members to the pool committee. Welcome **Justin & Kelly Marrero** and **Scott Perrine**. See you at the pool!



Community Garden: Composting

By John Hagood

While you may have noticed activity in the community garden slowing down in the heat of the summer, there is one corner still very much alive. Worms, insects, and microbes have been hard at work in our compost pile creating the soil we will use to grow our bounty in the Fall. Throughout the summer, a few of our team members have diligently emptied the compost can in the AHF parking lot into our bins and tended it to ensure a clean and healthy breakdown.

What makes healthy compost? The key to a healthy (and not smelly) compost pile is “aerobic decomposition,” which just means decomposing with access to oxygen. When bacteria have access to oxygen, they can happily break down the sugars in organic material and release nothing more than carbon dioxide and water, like our own bodies. If they don’t have access to oxygen, the chemical process changes and instead produces methane as a by-product. Methane is usually what you smell when passing a garbage dump or sewer. Not only is it an unpleasant smell, but it is a potent greenhouse gas as well.



The two easiest ways to achieve aerobic decomposition are by ensuring a good balance of “greens” and “browns,” and manually turning the compost. “Browns” (dead leaves, paper, sticks, etc.) provide dry carbon to the compost, ensuring that air can make it to the bacteria, breaking down the sugars provided by the “greens” (food scraps, mostly). Manually turning the compost, of course, gives a chance to move these ingredients around and directly exposes buried spots to air.

What can be composted? In a properly maintained system, any organic material can be composted, including meats and bones. However, meats are HUGE pest attractants. Because of this, we DO NOT add any meat or bones to the community garden compost, and ask that you DO NOT add these to your compost donations. Beyond this, we encourage you to bring any other food waste, shredded paper, leaves, and grass clippings to the recycle can in the parking lot of the AHF.

One of the best things we can do for our environment is to decrease our waste, and composting is an easy and beneficial way to do that.

Interested in joining the Community Garden Committee? Please contact the AHF or **Brenda Mathews** at prunella.stubbs@outlook.com.



*A Year in the Life of a Compost Heap (clockwise from top left): **Ondine Constable** painted the trash can used for compostable material; **John & Katie Hagood** turn the pile; compost bins closed to “cook” until Fall; **Dave Zeitz** shows off some of the “garden gold”; **Justin Marrero** and **Tina Ellet** help to move the finished product to planters.*



Art Group Surprise!

By Debbie Seiler

When we heard that the family of Marcia Kantor was planning a party to celebrate her 85th birthday, the Art Group suggested a surprise party at our usual gathering. Besides sixteen Art Group regulars, Marcia's family members were also in attendance: sister Pearl from South Florida; daughter Hope from New York; son and Villager Stuart, his wife Lisa, their kids Katie and Izak; as well as some family friends.

There were balloons, fresh flowers, refreshments, music, and gifts. Many wore Marcia's favorite color: purple. As a special treat, Hope changed the music to a more rhythmic tune, brought out the finger cymbals, and we were all stunned while Marcia showed off her belly dancing moves remembered from her years as an instructor. She was soon joined on the dance floor by some of the party guests. What a joyful moment!

Everyone is welcome to join us on Friday mornings from 9:30-12:00 so please feel free to stop by for a cup of coffee and see if this group is for you.



There is a New Butterfly in Town!

By Mary Murphy

Butterflies. Signs of hope. Of new beginnings. Of pollination. Of new life. A reminder of freedom from our own cocoons. Colorful and graceful, butterflies evoke powerful sensory memories for all of us. Have you noticed? We have a new butterfly in town! Not a monarch or swallowtail but our own colorful creation made and donated to us by **Celia Byrnes** of Towhee Drive. It was placed on the west end of the Memory Garden to welcome you into the Memory Garden corridor. We hope you will stop by to see it. Maybe take your picture with it, showing off your new wings. Also, while you are there, please stroll through the garden or sit on a bench and enjoy the native plants and trees we have planted.

*Photo: Butterfly Ballerina, **Emma Mathews**, proudly displays her new wings! Emma is the grand-daughter of AHF Member **Brenda Mathews**.*

Melbourne Village Real Estate News



Compiled by Debbie Seiler from property owners, public records, and various online resources. Current as of August 5, 2024.



FOR SALE: 5819 Crane Rd, .72 acres, partially cleared vacant lot. Asking \$295,000 or \$409K/acre.



FOR RENT: 262 Jeannie Dr, built 2022, 1944 SF, 3/2 on .24 acres. \$2,500/mo includes lawn care.



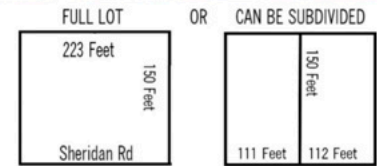
FOR SALE: 657 N Wildwood Ln, built 2005, 1890 SF, 3/2 on .62 acres. Asking \$499,000 or \$264/SF.



FOR SALE: 6915 Towhee Dr, built 1989, 1684 SF, 3/2 on .43 acre. \$399,000 or \$273/SF.



FOR SALE: 6257 Savannah Dr, built 1952, 1400 SF, 3/1 on .50 acre. Asking \$393,000 or \$281/SF.



MELBOURNE VILLAGE

FOR SALE: 6915 Sheridan Rd, .77 acre vacant lot, may be subdivided, asking \$350,000 or \$454K/acre.



UNDER CONTRACT: 6674 Flamingo Rd, built 1957, 2214 SF, 3/3 on 1 acre, pool. \$590,000 or \$266/SF.



SOLD Jul 15: 6592 Ward Pkwy, built 1948, 2202 SF, 4/2 on .58 acre. Sold for \$499,000 or \$227/SF.



SOLD Jun 24: 6592 Ward Pkwy, built 1959, 1930 SF, 3/3 on .46 acre. Sold for \$392,900 or \$204/SF.



SOLD Jun 20: 6727 Blue Jay Ln, Built 1957, 1336 SF, 3/2 on .84 acres. Sold for \$300,000 or \$225/SF.



SOLD Jun 17: 550 Acacia Ave, built 1950, 2235 SF, 3/3 on .69 acres. Sold for \$532,500 or \$238/SF.



SOLD Jun 10: 5800 Live Oak Ave, built 2018, 2094 SF, 3/3 on .37 acres. Sold for \$575,000 or \$275/SF.



**AMERICAN HOMESTEADING
FOUNDATION INC. (AHF)**
535 HAMMOCK RD
MELBOURNE VILLAGE, FL 32904

PRSR STD
U.S. POSTAGE
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PERMIT NO 641



The Pool Key Exchange will be on Friday, September 27th and Saturday, September 28th. The pool gate will have a new lock and old keys will not work after those dates.



COMPOST with



in Melbourne Village FL

50% Browns/Carbon: Ashes, wood, bark, cardboard/newspaper (shredded), corn stalks, fruit waste, leaves, peanut shells, sawdust, stems, twigs, straw

50% Greens/Nitrogen: Alfafa, algae, coffee grounds, egg shells, food waste*, grass clippings, hedge clippings, used hops, manures, seaweed, vegetable scraps

* Avoid diseased plants, meat bones, fish, fats, dairy, pet droppings (except chickens), colored or glossy paper, plastic, and weeds that have gone to seed.



Use the receptacle located in the AHF parking lot or deposit directly in the covered compost bins in the NW corner of the garden. Thank you!