



# THE VILLAGER

A Publication of the American Homesteading Foundation, Inc.

## Adventure AWAITS

### Calling All Explorers!

By EmilyAnne Thomason



Melbourne Village is about to get a whole lot more whimsical! From **June 15-19**, we're ditching the screens and heading outside for a week-long adventure inspired by all of Joanna Gaines' beloved children's books. Whether we're exploring the grit and growth of *We Are the Gardeners*, celebrating our unique colors from *The World Needs Who You Were Made to Be*, or slowing down to notice the tiny magic in *The Wonder We All See*, this camp is all about hands-on discovery and big-time fun.

Camp will run from 9:00 a.m. to 12 p.m. and we've got the snacks covered to keep everyone fueled up. Expect mornings filled with dirt-under-the-fingernails gardening, building "trash-to-treasure" inventions, and creating colorful projects that celebrate what makes each of us special. We'll wrap up the week with a day at the new and improved pool.

Right now, our official camp roster has exactly one pioneer ready to go! While one explorer is a great start, a summer adventure is always better with a crew. We are looking for more kids aged 5 to 12 (those under 5 may still attend but must have a guardian attend with them) to join the fun and help us fill the village with energy!

We also need a team of high-energy volunteers and local teens to help lead the charge. If you're ready to help us turn our neighborhood into a hub of creativity and curiosity and earn some community service volunteer hours in the process, we need you on the "Wonder Crew."

This is a completely free experience for all active AHF families. Enrollment forms can be picked up at the AHF Office or downloaded from [www.ahfmv.com](http://www.ahfmv.com). Complete forms can be turned in at the AHF Office, put in the AHF drop box, or emailed to [ahfmvadmin@ahfmv.com](mailto:ahfmvadmin@ahfmv.com). Let's make some magic together!

## Class of 2026

### SCHOLARSHIP



Applications will be available beginning on May 1st for the 40th Annual Ruth B. Hayes Scholarship, offering a \$1,000 award to a high school senior with the highest academic average, residing in the Town of Melbourne Village, whose parents or guardians are members in good standing of the AHF.


This scholarship is awarded based solely on academic achievement, with the highest GPA determining the recipient. In the event of a tie, community involvement will be taken into consideration. The award is not need-based, is not renewable, and will be paid directly to the recipient's college or university.

Applications can be picked up at the AHF Office or accessed online at [ahfmv.com](http://ahfmv.com) under "Forms." Completed applications must be submitted to the AHF Office no later than June 30, 2026. The recipient will be announced at the July AHF Board of Trustees meeting.

Lend a hand!

COMMUNITY SERVICE DAY  
SATURDAY MAY 9th  
9 am to Noon

Meet at the AHF Hall  
at 9am  
-----  
Stay for hotdogs  
after the work party  
at Noon



## AHF Board of Trustees '26-'27

President – Christine Kretz  
 Vice President – Kevin Foster  
 Treasurer – Brenda Mathews  
 Secretary – Paula Bailey  
 Carrie Cronkhite, Dennis Foster, Phil Hoffken,  
 and Gary Ingram

### Board of Trustees Meetings

All meetings are held in the AHF Hall and via 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 & Finance– 4th Wed of the month, 7:15 p.m.
- Building & Grounds– meets as needed
- Community Garden– every Saturday at 8 a.m.
- Deerhead Hammock– 1st Saturday of the month, 8 a.m.
- Erna Nixon Hammock– 1st Saturday of the month, 8 a.m.
- Memory Garden– 2nd Tuesday of the month, 8:30 a.m.
- Nutting-Wood Green– 1st Thursday of the month, 5 p.m.  
 & workday on last Monday of the month at 8:30 a.m.
- Parks & Paths– Fridays 8 a.m., see Dayton bulletin board
- Recreation Committee– meets as needed
- Swimming Pool– monthly assigned duties, meets as needed

## AHF Calendar Spring 2026

<b>May</b>	9	Community Service Day 9 a.m.–12 p.m.
	11	Monthly Committee Reports due by 10 a.m.
	16	Space Coast LifeSaverz 10 a.m.–12 p.m.
	14	Reg AHF BOT mtg 7 p.m.
	25	<b>Memorial Day - AHF Office closed</b>
	27	Cardinalbucks Breakfast 8 a.m.
	30	Recreation Cmte Game/Mystery Night
<b>June</b>	8	Monthly Committee Reports due by 10 a.m.
	8	Summer Camp Registration Forms Due
	11	Reg AHF BOT mtg 7 p.m.
	15	Summer Camp begins 9–12, ends 6/19
	20	Cardinalbucks After Dark 6–10 p.m.
	24	Cardinalbucks Breakfast 8 a.m.
	27	Recreation Cmte event
	30	Ruth B. Hayes Scholarship App Deadline
<b>July</b>	3	<b>Indep. Day observed, AHF Office closed</b>
	4	TMV Fourth of July Parade
	4	Fourth of July Pool Party
	6	Monthly Committee Reports due by 10 a.m.
	9	Reg AHF BOT mtg 7 p.m.
	22	Cardinalbucks Breakfast 8 a.m.
	25	Recreation Cmte event

*Help us keep Melbourne Village beautiful!*

Join your neighbors to lend a hand in a variety of tasks. There are opportunities for everyone to pitch in!

Wear comfortable clothes and bring your work gloves, water (and maybe some bug spray!). Then join us for hotdogs and chips for lunch.

**Interested? Sign up today!**

Contact the AHF Office or drop this in the mail slot any time. Or contact cmkretz@gmail.com

Name:

Email:

**We Made it Easy!**

### AHF Hall Rental Rates

There is no fee for AHF committee meetings & events, unofficial gatherings open to all AHF members, or memorial services for AHF members. AHF members renting the Hall for parties, receptions, or other gatherings that will include non-AHF members, the rate is \$30/hr with a 2 hour minimum, and a full day max rate of \$240.

**So what are you waiting for? Book the hall today!**

### 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.

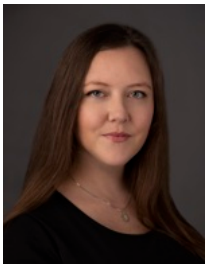
## Welcome Back, Brenda!

We are delighted to share that **Brenda Mathews** has graciously agreed to return to the Board of Trustees and serve in the role of Treasurer. Her willingness to step back into this essential position speaks volumes about her generosity, reliability, and deep commitment to the well-being of our members.



Brenda brings care and precision to financial stewardship, with a keen eye for accounting detail that ensures accuracy and transparency, keeping everything running smoothly behind the scenes. It is no small task, and yet she approaches it with professionalism, patience, and a genuine sense of responsibility. We are fortunate to benefit from her experience and her unwavering support of the AHF. Please join us in extending heartfelt appreciation and a very warm thank you and welcome back!

## About Me: Kelsey Shepard



Hello from the AHF Office! I'm excited for the opportunity to step into the Office Manager role and continue the great foundation built by my predecessor. My family and I live on Platt Circle, and as an AHF member myself, I'm excited to serve this community.

I am originally from Connecticut, but I've spent a lot of time living in the South. I earned my Bachelor of Science in Criminal Justice from Guilford College in Greensboro, NC, and have called Florida home since 2015. I spent several years working at L3Harris as an Executive Administrative Assistant, followed by a short time in Agent Services for One Sotheby's International Realty, before taking a few years off to be a stay-at-home mom.

My husband, Derek, our daughter, Kellen, and I moved into the Village a little over a year ago, and it has been a wonderful change for our family. Shortly after moving, we opened Saltwater Cowboy Bait and Tackle, our beachside bait shop, which keeps Derek busy. Meanwhile, being able to walk the paths, enjoy the pool, and take part in everything this town has to offer has made life here such a joy for my daughter and me. Having my parents just a two-minute golf cart ride away has made it even better.

I am truly grateful for the opportunity to support the dedicated volunteers who help keep this organization running. Their hard work and commitment are a big part of what makes living in this community so enjoyable.

## From the Desk of the President

Celebrating 80 years of not only our organization but the founding of our town makes this a special year for the whole community. We hope everyone will join us in commemorating the people who laid the foundation and those who have built on it over the decades of the organization. The Annual Dinner was a beautiful kickoff to this 80<sup>th</sup> year, and there will be more events in the coming year to enjoy and in which to participate.

May 9<sup>th</sup> will be a **Community Day of Service**, open to everyone in the Village to spruce up some of our shared spaces, parklands and traffic islands. Please see additional information on page 2, and come out to lend a hand to our regular committee members who are perennial partners in caring for our many resources.

We're always looking for new members, especially new residents who have recently moved to TMV. The best AHF recruiters are YOU! Please welcome new residents to come and explore what the AHF has to offer and invite them to be your guest at any of our recreational events including Cardinal Bucks After Dark, June 20<sup>th</sup>.

Look for information later this year for other ways to celebrate our milestone, including a time capsule workshop and a scavenger hunt! Enjoy the summer!

**Christine Kretz**  
AHF President



## New AHF Members

**James White & Andrew Easler**  
6257 Savannah Dr.

**Jane and James Buckle**  
6504 Norman Dr.

## AHF Member Passings

**Pete Taddie**, who lived on Acacia Ave. with his wife, Joan.

## THE VILLAGER

is a quarterly newsletter published for 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:

**Bridget Foster**, Chairperson/Layout  
**Christine Kretz**, Secretary/Contributor  
**Scott Perrine**, Editor

## Thanks, Adult Education Committee...

... for bringing Richard Crepeau, author of "Melbourne Village: The First Twenty-five Years," as a guest speaker. What a privilege it was to have him come give us a little background information on the research for his 1988 book, offering us a deeper appreciation of the people and stories that shaped our community.



## Community Gardening, Naturally

By Vicki Busby

There are good reasons why we use organic methods to grow vegetables in our community garden. Many vegetables we buy in the grocery store contain pesticide residues that remain even after washing and peeling them. PFAS chemicals, called “forever chemicals,” are found in 63% of all “Dirty Dozen” produce samples. The “Dirty Dozen” is a list that shows which produce items consistently show the highest level of pesticide residues.



We grow many of these foods, such as Swiss chard, kale, collards, and mustard greens, using no chemical products, making them safer, tastier, and healthier. To accomplish this, we build fertile soil naturally by recycling plant materials, using organic fertilizers such as Espoma, and using organic methods for pest control. Some other safe and tasty vegetables we grow successfully without chemicals are green beans, broccoli, cauliflower, and cabbage.

Our community garden has had some wonderful harvests in the last few months. Kale, Swiss chard, lettuces, broccoli, and cabbage have been plentiful. We have had two harvests of cabbage by succession planting crops after the first crop is done. We did the same with our lettuce, kale, broccoli, and green beans. Additional crops we are growing are snow peas, beets, carrots, celery, onions and a variety of fresh herbs. Sadly, our tomato plants didn't survive the big freeze in February, but we've replanted those also.

Members of the community garden have been working hard, fertilizing monthly, pulling weeds, adding weed cloth to the ground surrounding our containers, and harvesting our bounty. It is so satisfying to start our plants as seeds, watch them grow to full size, and harvest clean food for our families.

For more information on the AHF Community Garden, please email the committee chairperson Brenda Mathews at [prunella.stubs@outlook.com](mailto:prunella.stubs@outlook.com).



## Memory Garden

By Dani Noell

The Memory Garden Committee has been actively cleaning up the leftovers from winter's freeze. Thankfully, not all is lost! Stop by to see the budding greens on the many branches, bushes, and vines. On another note, the Memory Garden garbage cans have gone missing. We are hoping whomever 'borrowed' them will return them soon. Also, when you stroll in the garden, please notice the newly-painted stones by the hoses, The Memory Garden Committee meets the second Tuesday of the month at 8:30 a.m. We always welcome new members.



### Polling Agreement



The AHF Hall has long been a polling place for the Town of Melbourne Village, but over time things have changed, including expanded use beyond TMV voters and fewer AHF members involved in elections staffing. To better protect the AHF's interests, we requested some updates from the Brevard County Supervisor of Elections (BCSE): both parties must sign the AHF Hall rental agreement and comply with all standard requirements (including keeping exterior doors closed and leaving the hall clean), BCSE will pay the standard full-day rental rate to offset lost rental income, and BCSE must now countersign the agreement to ensure it is legally binding and enforceable.

Additionally, the Town has agreed to handle election equipment drop-off and pickup, as their hours of operation are more conducive to afternoon business. BCSE has accepted all terms, the AHF has signed the agreement, and it has been submitted for 2026. It will need to be reviewed each year, as the agreement is not automatically renewable. See you at the polls!

### Speaking of the AHF Hall...

Looking for a welcoming, affordable space for your next gathering? AHF members enjoy low rental rates on the Hall, making it an easy choice for birthdays, celebrations, meetings, and more. With plenty of room and a convenient location, it's a great way to bring people together without stretching your budget. Whether you're planning something casual or a bit more special, take advantage of this member benefit and make your next event simple, enjoyable, and close to home—reserve the Hall and start planning today. See p. 2 for rates.

## Recreation Committee Events: We've Been Busy!

By Betty Jo Yorio

Goodbye to Spring and Welcome Summer!

The past few months have certainly been a whirlwind. A bit of a mishap in February that left me with a broken knee, followed by a joyful March with celebrating a wedding and welcoming a new grandbaby. Time hasn't slowed down, and neither have we! As Chair of the Recreation Committee, my step might not be as quick these days, but our events are moving full speed ahead.

In February, we hosted a lively pizza night paired with "Are You Smarter Than a Fifth Grader?" trivia. The competition between teams was fierce, leading to an exciting bonus round to determine the winners. Congratulations to **Gigi & Sam Atwell, Rosa Bennett, and Bob Murphy** for proving you *are* smarter than a fifth grader!

April's Easter Egg Hunt was a tremendous success, with more than 30 children and grandchildren from the Village joining in the search for one of the golden eggs. A special visit from the Easter Bunny, played by **Gerda Murphy**, made the day more memorable, offering plenty of photo opportunities that even included family pets! After the hunt, everyone gathered in the hall for snacks and refreshments while prizes were awarded to the Golden Egg winners. Each child also received a goodie bag filled with candy and toys.

As the temperatures rise, why not take a night off from cooking? Join us on May 30th for a "Godfather" themed pasta dinner and game night. This summer, we'll also bring back a festive "Christmas in July" celebration, complete with the chance to win prizes. In addition, we are currently planning another dinner event paired with an Escape Game – stay tuned for more details!

Looking ahead, be sure to mark your calendars for the Fall Flea Market on September 26<sup>th</sup> and maybe start cleaning those closets now! As always, we welcome your ideas and feedback. Please let us know what events you would love to see in the future!



Game night winners are Smarter Than 5th Graders!



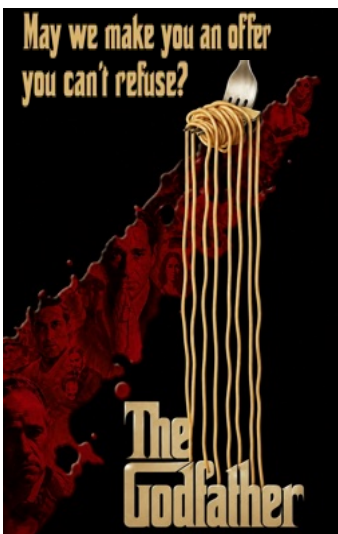
Beautiful morning for an egg hunt!



This was the 80th Easter for our town!



Lorrie Muzzone, Madeline Johnson, Betty Jo Yorio, Gerda Murphy, Madeline Szabo, and Valerie Piszczek.



May: Godfather-themed Pasta Dinner & Game Night



June: Family Board Game Night



July: Christmas in July with prizes to win!



Date TBD: Escape Game

## Annual Dinner Recap

By Christine Kretz

The 80th Annual Meeting Dinner, held on March 15, brought a charming picnic theme to life with **“Dinner Under the Oaks.”** Guests were welcomed into a beautifully decorated hall featuring red checkered tablecloths and even a “tree” standing proudly inside, creating the perfect setting for an evening of relaxed conversation and delicious food.

Each table was adorned with picnic baskets filled with finger foods to enjoy as starters, followed by a generous buffet of fried chicken, sandwiches, and classic picnic side dishes. And, of course, no AHF gathering would be complete without an abundance of desserts, which were enjoyed by many.

Entertainment was provided by **Tony Calenda**, **David McDonald**, and **Roger Hornsby**, whose music kept the pleasantly full hall lively and festive throughout the night. Many members stayed long after dinner, enjoying the music and some lively conversation before heading home.

A special thank you to the Annual Meeting Committee—**Lorrie Muzzone**, **Dani Noell**, **Madeline Szabo**, **Gretchen Tüten**, and **Christine Kretz**—for creating such a memorable evening. Additional thanks to husbands **Norton Muzzone**, **Mike Noell**, and **Paul Crumley** for their help with setup.



# Erna Nixon Hammock

by Sandi Dix

We continue our efforts to remove invasive plants, focusing on the S. Wildwood path area, where Arrowhead vines and Pothos have overtaken trees and blanketed the ground. The rerouted path is functioning well, and we plan to add dirt to sunken areas and exposed tree roots to improve safety for walkers. While we've made progress, more work remains.

Beyond invasive plant removal, our committee keeps all paths in Erna Nixon Hammock clear, mowed, and trimmed. We also hope that by the time you read this, we will have addressed a dangerously-leaning palm tree on the S. Wildwood path. For ecological benefit, we leave any fallen tree in the park to decompose, returning nutrients to the soil. As always, if you notice any area needing attention, please contact the committee or the AHF office.

We encourage residents to request the new biological beetles released by the Florida Department of Agriculture. These beetles target and consume the bulbils of Air Potato vines, helping to control this invasive species. This is the second beetle introduced for this purpose. Our committee has applied for beetles, so we are hopeful to receive some soon.

We will be planting native Coontie plants in front of the new park sign. These are dedicated to the memory of long-time committee members Pete Taddie and Richard Jones, who both passed away this year.

With Lynn Dufour moving out of the Village, we are down to just four members. Lynn has been an invaluable contributor and will remain a friend of the committee, but we urgently need new members! If you can volunteer a couple of hours each month, please contact the AHF office, or Sandi Dix at (321) 272-8975 or [mntlcrpl@yahoo.com](mailto:mntlcrpl@yahoo.com).

## Parks & Paths

By Leslie Fay

Thank goodness those bitter cold days of winter have passed and signs of spring's resilience can be seen everywhere. Deeper in the woods and along the trails, plants were more protected from the freeze and appear to be doing quite well, but the sunnier and outer edges have shown more plant dieback. It's been a good lesson and we continue to learn about the benefits of native plants. The Azaleas took a small hit, but then rebounded in their annual glory. We worked with Building and Grounds, Public Works, Beautification, and other volunteers to prune and clean up the AHF Azalea Garden after their bloom and in time for Founders' Day. Thank you to all who pitched in!

Before we wrap up the season in June, we will finish pruning the azaleas to promote a healthy bloom next spring and take a last pass through the trails in preparation for the rainy season. Have a safe and happy summer and continue to enjoy our beautiful parklands!



No Smoking Allowed in Any of Our Parklands



~ Please ~  
NO MOTORIZED VEHICLES IN PARKS OR ON PATHS



Jo Somer, Leslie Fay, Fred Anderson and Gary Howell take a break on some Australian Pine logs in Wildflower Meadow.



Mike Smith finally got that tractor he's been asking for, and under budget, too!



The extremely invasive red passion vine will climb trees and smother them. Please do not plant them in your yard.





# ANNUAL MEMBERSHIP DUES



The annual membership dues will be increased from \$150 to \$200 beginning with the upcoming billing cycle. This change reflects rising operational costs and the continued effort to maintain and improve services and amenities.

The AHF remains committed to providing strong value to members while supporting necessary maintenance, event planning, and membership enhancements. The updated rate ensures these services can continue without compromising quality or reliability.

Members will see the new \$200 annual rate reflected in their next invoice. Invoices will be mailed the last week of June. There is a credit card payment option (fee applies), or you may bring your check to the AHF Office. Remember, the mail slot is always available outside of regular hours.

## 2026 Annual Meeting

The 80th Annual Meeting of the AHF was held in the AHF Hall on Saturday, March 14, 2026. Quorum was achieved and the meeting was called to order at 9:02 a.m. Actions taken during the meeting:

- Announcement: no need for election of trustees this year
- Moment of silence for members who have passed
- New members were announced
- Committee annual reports were reviewed
- Committees needing additional members noted
- Secretary's report presented
- AHF Financial review presented
- President's Report presented
- Previous year's activity ratified by the membership
- Auditing committee report presented
- Chosen officers and open Treasurer position announced
- Annual Dinner details announced
- Raffle ticket drawing

The meeting was adjourned at 9:44 a.m.

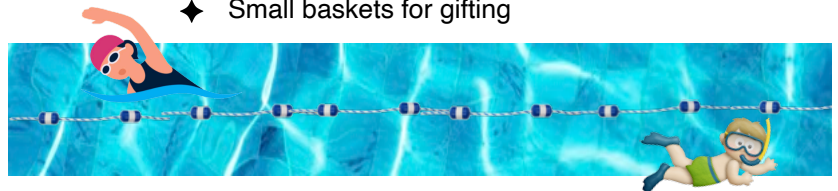
## AHF Wish List

The AHF has need for the following items. Do you happen to have them to donate? We'd be grateful!

- ◆ 4+ waste cans for Memory Garden, as ours have wandered off
- ◆ Hot dogs and buns for Community Service Day on 5/9
- ◆ Small baskets for gifting

## Your Pool is Ready! Are you?

By Paula Bailey



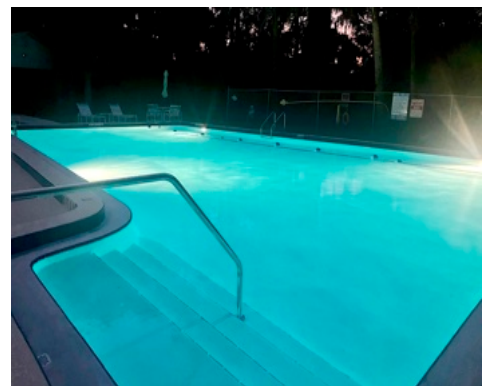
Summer's calling, and the pool has never looked so good! After a full resurfacing, the pool is gleaming, refreshed, and ready to make memories. Whether you're here for lap swimming (did we mention there's a removable safety rope for lap swimmers?), lazy floating, or splashing with the kids, the water is waiting, and it's beautiful.

We've also been busy with other improvements around the facility. New signage has gone up throughout the pool area, and the fencing has been reinforced to keep our space safe and secure. And see the photo below for a hint of things to come! We're proud of this space and the work that's gone into making it shine. Come see it for yourself!

A quick reminder: when you completed your waiver this season, you acknowledged the **updated pool rules** — including guest policies and age requirements. Please take a moment to review those if you haven't already, as they are now in effect. These guidelines help us maintain a comfortable, safe, welcoming environment for all residents.

Get ready to celebrate because our annual Fourth of July Pool Party is back! As always, this favorite community tradition is open to all Melbourne Village residents, so bring your family, neighbors, and a festive spirit for a fun-filled day by the pool. Expect plenty of great company, plenty of sunshine, and plenty of hot dogs. Whether you're swimming, lounging, or just stopping by to say hello, it's a wonderful way to connect with neighbors and enjoy the Fourth together.

If you have a suggestion or concern about the pool, please contact the AHF Office. The Swimming Pool committee wishes you a safe and fun summer. We'll see you poolside!



*What's this evening glow all about?  
Stay tuned!*

## Some Dates Worth Saving!

By Ondine Constable

The AHF Adult Education Committee Proudly Presents:

### Saturday, May 16 from 10 a.m. to 12 p.m.

Space Coast LifeSaverz returns to lead an interactive, hands-on CPR/AED class at the AHF hall. Teens and children are also welcome. Feel confident that you can help save a life! Free for AHF members. For a modest fee there is an option for a certification card for professional or babysitting credentials.

### Sunday, September 20 at 3 p.m.

*Preventing Frauds and Scams*, presented by the Brevard County Sheriff's Office. With a new victim almost every 2 seconds, identity theft is one of the fastest growing and most common crimes in existence today. This presentation is designed to give you as much information as possible to reduce your risk of becoming the victim of this costly crime.

### Saturday, October 10 at 10 a.m.

Time Capsule workshop in the AHF Hall. Details to come!

**Seeking:** Information Committee member for Villager newsletter layout and design.

**Description:** Collect articles from AHF committee chairpersons and members, edit for clarity, and arrange them using Pages, MS Word, or other word processing document creator, then send the PDF to the AHF Office.

**Requirement:** Your own computer and software to do the job from home.

**Benefits:** The AHF's undying gratitude!



The Nominating Committee would like to thank all who stepped up to join a committee, as a member or a friend-of, to contribute to sustaining our wonderful community and beautiful parklands. Most committees are complete, but we still need members for Information (Villager, see above), Nutting-Wood Green, and Erna Nixon Hammock committees. Call **Celia Byrnes** at (832) 466-5577 to let us know if there is a committee you'd like to join either in an official or unofficial capacity.



## Important BPS School Update

While this notice isn't specific to AHF members, we wanted to help share it as broadly as possible for the benefit of all residents. Following a full academic year with no hurricane-related day closures, the School Board adjusted the 2025–2026 academic calendar, making Friday, May 22, 2026, the final day of school for students. There will be **no school for students on May 26–27** as originally planned. Our children and grandchildren will be so excited to enjoy an earlier start to summer break!

## Gentle Yoga for AHF Members



Join **Grayson Dix** on Wednesday evenings from 6 - 7 p.m. for an hour of gentle yoga for AHF members. The focus is on breathing, stretching, and balance. With age, maintaining the abilities that carry us through daily life becomes essential—and here, we focus on nurturing them with care and ease. Bring a mat, a bottle of water, and any yoga blocks or other props you might like to use and join us. Doors open at about 5:30 p.m. in case you have any questions or would like to come early. We finish class promptly at 7:00 p.m.

## Arts & Crafts Group Each Friday



The lively Arts & Crafts Group meets every Friday from 9:30 a.m. until noon in the AHF Hall. All members of the AHF are invited to bring their own materials and work on any creative project: acrylic painting, watercolor, needlework, pastels, paper quilling, mosaics, drawing, coloring, and more. The possibilities are limited only by your imagination! Whether you're looking to create, connect, or simply see what we're all about, you're always welcome to join us, enjoy a cup of coffee, and take part in the conversation.

COFFEE ★ SOCIAL

4th Wednesday of Every Month  
From 8-10 AM at the AHF Hall

This is a Paid Advertisement



**Frank Schrader**  
Broker/Owner, Real Estate Direct

-  Veteran and resident of Melbourne Village with over **30 years** of experience in brokerage, investment, and property management.
-  Frank brings a level of integrity, service, and professionalism that reflects a **higher standard**—one built on trust, transparency, and doing what's right for every client.
-  In today's shifting market, many homeowners may not realize their **property values are often stronger than recent headlines suggest**. Having the right guidance ensures you see the full picture.

 [fschrader1@gmail.com](mailto:fschrader1@gmail.com) |  **321-431-4663**

— LOCAL EXPERTISE. ELEVATED STANDARDS. —



Hi, Neighbors! I've been in the painting business for over 20 years and can do absolutely any residential painting or staining project you have. But don't just take my word for it, here's what our neighbors have to say:

*"Tristram painted my 74 kitchen cabinets and exceeded our expectations He stayed on schedule and budget, communicated clearly, and kept everything protected and spotless. His prep and attention to detail were outstanding—the cabinets look brand new with a flawless, smooth finish. He's a 'pro-fectionist'!"* –Bridget Foster

*"Tristram was prompt, tidy, and meticulous. Completed in a short time frame, left no mess, and did a beautiful job."* –Celia Byrnes

*"Tristram responded right away, was very thorough, and his work exceeded my expectations which is always the best."* –Julie Ward

*"Tristram repainted 5 doors and they look brand new. The attention to detail was excellent, the finish is smooth and even, and the whole job was done with real care. His pricing was very fair and I'd absolutely recommend him to anyone looking for quality work."* –Dee Smith

*"T's attention to detail is remarkable. I am extremely pleased with his work and will never use anyone else."* –Suzan Bryant

**Call (321) 405-8786 for a free quote.**

This is a Paid Advertisement

## MELBOURNE VILLAGE REAL ESTATE NEWS

Debbie Seiler REALTOR® - 89 Properties Sold in Melbourne Village Since 2014 - MV Resident & AHF Member For 23 Years!



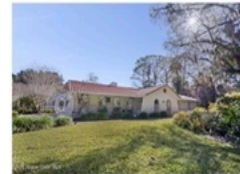
**FOR SALE: 5747 Cajeput Cir**  
Built 2001, 1341 SF, 2/3 on 1 acre, \$479,000 or \$357/SF. Listed by LPT Realty LLC



**FOR SALE: 6848 Norman Dr**  
Built 1991, 1888 SF, 3/2 on .55 acre, \$600,000 or \$318/SF. For Sale by Owner



**FOR SALE: 693 W Pine Rd**  
Built 1965, 2048 SF, 3/3 on 1.09 acres, \$579,000 or \$283/SF. Listed by ITG Realty LLC



**FOR SALE: 620 W Pine Rd**  
Built 1981, 2370 SF, 3/2, .42 acres + pool, \$649,900 or \$274/SF. Listed by Blue Marlin R.E.



**FOR SALE: 6910 Sheridan Rd** - Built 1952, 1532 SF, 3/2 on 1 acre, \$524,900 or \$343/SF. Listed by Progressive R.E. Inc.



**FOR RENT: 193,195,197 Dayton Blvd** - Built 2025, 1656 SF, 3/3 unfurnished, \$2500/mo. Listed by RE/MAX Aerospace Realty



**FOR RENT: 2824 Coleman Ct**  
Built 1988, 1200 SF, 2/2, unfurnished, \$1600/mo. Listed by All Brevard Property Mgmt.



**UNDER CONTRACT: 5798 Carissa Rd** - Built 1993, 1972 SF, 3/2, .42 acres, \$449,000 or \$228/SF. Listed by Century 21 Baytree Realty



**UNDER CONTRACT: 6831 Norman Dr** - Built 1948, 2202 SF, 4/2 on .58 acre, \$510,000 or \$232/SF. Listed by Realty World Curri Props.



**SOLD Apr 30: 537 Acacia Ave** - Built 2006, 2416 SF, 3/2 on .34 acres, Sold for \$565,000 or \$234/SF. Listed by Real Broker LLC

- Information current as of April 30, 2025 12:00 PM -



### The Melbourne Village Real Estate Team

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



# COMPOST with **AHF COMMUNITY GARDEN** 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!

**VISIT THE AHF WEBSITE TO READ THE VILLAGER NEWSLETTER AND SEE THE AHF CALENDAR OF EVENTS!**

