



The Villager

A Publication of The American Homesteading Foundation, Inc.

The Villager: Looking Back, Looking Ahead

By Ondine Constable

Bridget Foster did an excellent job producing *The Villager* over the past year. When she invited someone to take over, my husband, Kent, and I decided to take on the job.

Kent was a graphic designer for more than 30 years, and I have professional and creative writing experience. Together, we hope to bring a fresh look to *The Villager* while continuing to cover the people, traditions, and activities that make up life in the AHF community.

The Villager is produced by the Information Committee, which includes Christine Kretz, Scott Perrine, and now Kent and me. We've also adjusted the publication schedule so that issues will correspond to the fall, winter/holiday, spring, and summer seasons.

Celebrating America's 250th anniversary and the AHF's 80th anniversary inspired me to spend part of this summer reading history and thinking about the future. In 20 years, the AHF will celebrate its 100th anniversary.

When Professor Crepeau, author of *The History of Melbourne Village: The First 25 Years*, spoke to us last fall, he shared stories about the AHF's early years. We laughed in recognition of the same quirks, traditions, and spirit that continue to define our community today.

What will the AHF look like in 2046? The answer will depend in part on whether future generations choose to carry forward the traditions that have shaped our community.



The Villager has a role in preserving those traditions, too. It records the people, projects, celebrations, and everyday activities that might otherwise be forgotten.

With that in mind, the Adult Education Committee is creating a Time Capsule to be opened at the AHF's 100th Annual Meeting in 2046. (See the Time Capsule workshop details on page 9.)

Perhaps the children who are part of the AHF family today—whether they live here or visit their family here—will be among those opening the capsule. They may rediscover photographs, artwork, and memories they contributed as children, alongside stories shared by their parents and grandparents.

Scavenger Hunt: Coming Soon!

By Christine Kretz

We're celebrating 80 years of the American Homesteading Foundation with a fun trek around town: a scavenger hunt! The hunt covers locations that will take you 3.5 miles around the village. You can do the hunt all in one round or break it up over several sessions. Go at your own pace. You can walk, ride your bike, or take your golf cart near many locations, but some walking is required to reach areas in parkland, so lace up your hiking shoes and join us. The hunt is for kids of all ages!

The starting point will be at the entrance to Nutting Wood Green. We'll position a brochure box with instructions just off the AHF Hall parking lot. (Thank you, Susan Kuschel, for the box!) Bring a pen and a plastic baggie to mark your progress and collect tokens along the way.

Watch for a notice on the chalkboard on Dayton Blvd., and enjoy the hunt!



AHF Board of Trustees '26-'27

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

Board of Trustees Meeting Schedule

All meetings are held in the AHF Hall and through Zoom. 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 on the day of meeting from 9am – 12:30pm, as well as at the meeting.

AHF Office Closures

Labor Day: Monday, September 1st
 Veterans Day: Wednesday, November 11th
 Thanksgiving: Thursday, November 26th
 and Friday, November 27th

Regular Committee Meetings and Work Parties

Budget & Finance: 4th Wednesday of every month, ... 7:15 pm
 Building & Grounds: Meets as needed
 Community Garden: meets every Saturday, 8 am
 Deerhead Hammock: 1st Saturday of every month, 8 am
 Erna Nixon Hammock: 1st Saturday of every month, 8 am
 Memory Garden: 2nd Tuesday of every month, 9 am
 Nutting Wood Green: 4th Thursday of the month, 5 pm
 Workday is the last Monday 8:30 am
 Parks & Paths: Every Friday, 8 am
 See bulletin board for location
 Recreation Committee: Meets as needed
 Swimming Pool: Monthly assigned duties, meetings vary

Regularly Scheduled Events

Yoga with Gray Dix – Every Wednesday 6 – 7 pm
 Doors open at 5:30 pm – AHF Hall
 Art Club – Every Friday – AHF Hall..... 9:30 am – 12:00 pm
 Cardinalbucks Coffee & Potluck Breakfast –
 4th Wednesday of each month, – AHF Hall 8 – 10 am

AHF CALENDAR FALL 2026

September	1	Labor Day - <i>AHF office closed</i>
	7	Committee Reports due 10 am
	12	End of Summer Pool Party 10 am - 12:30 pm
	19	CardinalBucks After Dark 6 pm
	20	Protect Yourself from Frauds & Scams 3 pm
	23	CardinalBucks Breakfast Potluck 8 am
October	26	Flea Market 7 am
	5	Committee Reports due 10 am
	10	Time Capsule Workshop 11 am
	21	AHF 2027 Budget Hearing 7 pm
	28	CardinalBucks Breakfast 8 am
November	31	Halloween Carnival 4 pm
	9	Committee Reports due 10 am
	11	Veterans Day - <i>AHF office closed</i>
	11	Veterans Day Celebration 11 am
	26 & 27	Thanksgiving - <i>AHF office closed</i>
	27	Hanging of the Greens

SAVE THE DATE!

Holiday Bazaar December 5
 Annual Holiday Dinner December 13

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. For AHF members renting the Hall for parties, receptions, or other gatherings that include non-AHF members, the rate is \$30/hr with a two-hour minimum, and a full-day maximum rate of \$240.

WELCOME New AHF Members!

Kali and Eric Steffel, Carissa Drive
 Ethan Mathews and Georgina Moga, Norman Drive

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.

From the Desk of the President



With so much in the news about the upcoming referendum involving property taxes for homesteaded properties (Amendment 3), members often ask me how this would affect the AHF. For the most part, it would not change things for our organization. If the ballot measure

passes in November, the TMV commissioners would have to work to address funding shortfalls. I remain hopeful that the Town leadership would find ways to meet the challenges that the resulting decrease in tax revenue would cause.

Even if the Town cannot cover the budget shortfall and Melbourne Village becomes an unincorporated area of Brevard County, little would change for the AHF. As a Florida not-for-profit, we don't receive any funds from taxes. We will continue to privately own our properties, including the parklands, and can restrict their use. We have already taken steps to better mark our parklands as private.

What we'd miss would be the support that TMV has provided and the working relationship we have with the local governing body, as we do with our Mayor and Commission.

Our organization will continue to serve our members and the community with the support of our committees and volunteers. Now more than ever, being part of the AHF is a way of maintaining the community, resources, and the things that make the Town of Melbourne Village special.

Thank you to our members and to the many volunteers who continue to maintain our parks and facilities and provide programs and events for our community. You are the heart of Melbourne Village.

Christine Kretz

Christine Kretz
AHF President

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:

Ondine Constable	Chairperson/Editor
Christine Kretz	Secretary/Contributor
Scott Perrine	Editor
Kent Constable	Layout

The Budget Process for Committees

By Brenda Mathews, Treasurer

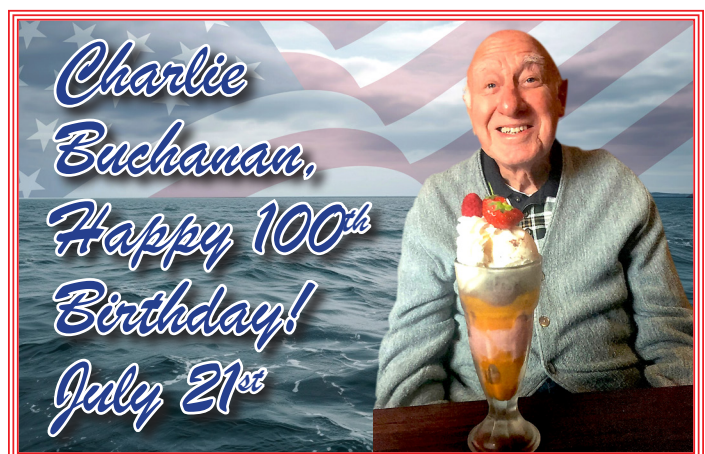
If your committee is funded by the AHF, the money in your current budget runs through December 31, 2026. Now is a good time to look at what you have spent on your programs, how much you have left to spend, and to make a plan for what you will need to spend on your programs next year.



The Budget & Finance Committee is starting to develop the budget for 2027, which runs from January 1, 2027 to December 31, 2027. Your committee chairperson received an email from the AHF office with guidelines to help your committee prepare your 2027 budget and forms on which to submit your budget request. Your committee's liaison as well as the AHF bookkeeper, Virginia Frazer, is available to help you in put your budget request together.

The deadline for committees to submit their budget request to the AHF is September 14, 2026. The Budget & Finance Committee reviews requests and will hold a Budget Hearing on October 21, 2026, to review requests with AHF committee members. In November, the budget is presented to Board of Trustees for its review, and the final budget for 2027 will be adopted at the December 2026 meeting of the Board of Trustees.

Start talking with your committee members about next year's plans and what resources you will need to make them happen. We look forward to working with you in the upcoming budget process.



Memory Garden

By Dani Noel

Someone recently asked me, "What does 'memory' in the Memory Garden stand for?" I initially replied, 'Memory' represents the donated plants over the years by a member or in remembrance of a family member. However, after reflecting on the question deeper, I realized that the 'memory' in the Memory Garden represents much more than this. It can also refer to memories of the many Happy Hour gatherings in the garden; the countless years of weeding, planting, trimming, and clearing debris by previous committee members; children running through the garden corridor, laughing and playing tag; and times spent sitting on benches in quiet reflection. There are so many more memories in the Memory Garden, and we would love to hear yours!

The Memory Garden Committee meets the second Tuesday of the month at 9:00 AM. We will resume meeting in September. We always welcome new members.

We would also like to give a big thank you to Dwight Davies and Barbara Smith for their donations of garbage cans.



Community Garden

By Vicki Busby

During the summer months we usually take a break from the Community Garden. It's just too hot! But this year one of our members, Frank, wanted to continue growing some veggies over the summer, along with trying to keep the tomatoes going. Frank planted okra, cowpeas, sweet potatoes, peanuts and basil. Peppers and eggplant also enjoy the heat of summer if you are interested in planting your own summer vegetables.

One of the projects we completed this year was covering the ground with weed cloth in order to keep the weeds down during the summer. A year-round project is building our compost for creating nutrient-rich soil. The compost bin, located in the parking lot near the AHF office, provides a place where residents can drop off their compostables. A list of suitable items is posted near the compost can. We really appreciate your compostable donations!

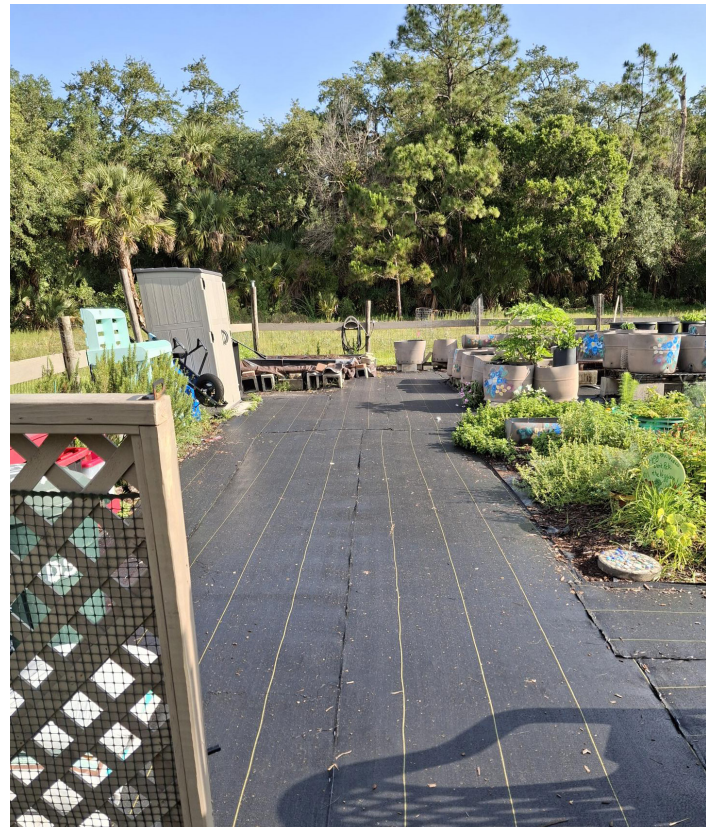
In the fall, we'll add compost-rich soil to our raised containers. During September and October, we'll make seed tapes for lettuce, radishes, carrots, kale, beets, and Swiss chard so the seeds can be planted directly in the newly amended containers. These seed tapes were very successful last season and ensure all plants are spaced properly, which reduces crowding and thinning. Other vegetables, such as tomatoes, broccoli, cauliflower and cabbage are started in seed trays and transplanted to the bins six weeks later. A good rule is that everything should be planted in bins by October 31. Last season we



Lori, Leslie, Mary, Dee and Dani

were able to plant a second crop of many vegetables, increasing our harvest over the fall/winter months.

If you'd like to join us in the Community Garden, you can contact Brenda Mathews, chairperson, at prunella.stubbs@outlook.com. See you in the garden!





Two scores and three years ago, Iver Duedall posted his family's arrival and membership in the Melbourne Village covenant and residents of Acacia Avenue on this very black board, as is customary in this village. Let this be a notice

of his departure in kind.

Let it be known that, while resident, he followed every rule and covenant, no matter how onerous: approvals for each tree cut, every ditch dug, each square foot of non-porous building allotments, attendance to city functions and ceremonies, etc.

More importantly, Dr. Iver Duedall loved Melbourne Village, its trails, his neighbors, and every plant and creature that inhabited its boundaries. The rabbits that lived under his mango trees, the bobcat that would walk his property's trails, and the eagles that nested in his tall pines. He loved his wife, his children, his family of friends, his students, and his colleagues.

He passed as calmly, respectfully, and peacefully as he ever lived.

Memorial paid for by friends of Iver Duedall



Get Ready for the 2026 Holiday Bazaar - Saturday, December 5

Makers, Bakers and Crafters are welcome to contribute to the AHF fundraising tables or host a table of their own.

Large tables are \$10 and small are \$5.

Table hosts must be AHF members.

More details to follow,

or contact Christine: cmkretz@gmail.com



LOWER TAXES... LESS HOME RULE?

What Amendment 3 could mean for our community

Everyone likes the idea of paying less in property taxes. The problem isn't the promise—it's the missing plan.

Amendment 3 would exempt the first \$250,000 of qualifying homestead value from non-school property taxes and **require the Legislature to establish a schedule toward full elimination.** But where is the plan for replacing the local revenue that pays for essential services?

Property taxes help fund **police and fire protection, roads, drainage, parks, libraries and other local services.** Those costs don't disappear when revenue does. They must be funded some other way—or those services will be cut.

And this is about more than taxes. It's about Home Rule. Losing locally controlled revenue could leave communities with fewer resources and less freedom to decide how best to meet local needs.

For Melbourne Village, the risk is very real. The loss of property-tax revenue could leave the Town unable to balance its budget or meet its basic municipal obligations.

Why put such a sweeping change into the **Florida Constitution before a complete replacement-funding plan exists?**

If it doesn't work, changing course requires another statewide constitutional amendment approved by voters.

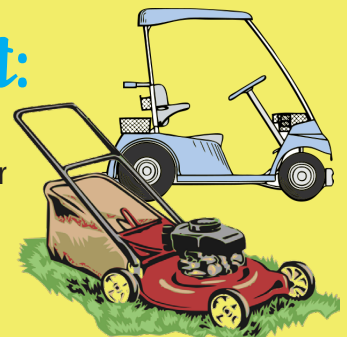
Would you sign a contract if the most important terms were left blank?

VOTE NO ON AMENDMENT 3

*PSA paid for by a group of concerned
Melbourne Village residents*

Wish List:

If you know of anyone donating a lawn mower or golf cart, the AHF would be able to put it to good use!

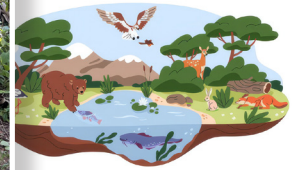


Community Service Day

Community Service Day in May was a great success. Thank you to all the volunteers who came out to beautify the AHF grounds.



Peggy Paine, RaJean Morrison, Bob Murphy and Lori Stoen cleaning up the paths.

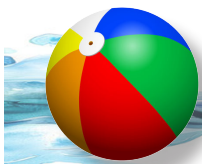


Wil and Stephan McIlvaine with Bill Betts, worked up a sweat.

Sandi Dix with Sandy Jones, looking like a woodland elf in the background, cleaning up Erna Nixon Park.



Ray Cooper and his daughter Ondine Constable pruned and weeded in front of the AHF office.



Pool Party

Everyone had a great time at the pool party in July. Come have fun with your friends and neighbors at the End of Summer Pool Party on September 12.



Parks and Paths

By Leslie Fay

Phew! This summer has been especially hot and wet, and the trail vegetation has grown quickly while we've been on break. The committee will resume weekly work parties in mid-September to reclaim the paths. From the look of things, we could definitely use some help.

Consider joining us any Friday morning, from 8–10 a.m. Grab a pair of gloves, a bottle of water, and just show up. No RSVP or experience needed. Thanks to funding from your AHF membership, we have many tools to get the job done.



Locations are posted weekly on the Dayton Ave. bulletin board. An hour or two of your time each week—or even occasionally—will help us keep the many acres of parks and paths healthy and beautiful for all.

As always, if you notice issues in the parkland that need attention, call the AHF office at 723-6042.

Even the gopher tortoises appreciate all the trails we have here in the village, which are always open for your enjoyment. So go ahead and take a stroll any time you like and experience the parkland at your own pace. It's a simple way to unwind and bask in the peace and beautiful quiet. Photo courtesy: Bridget Foster

Help Wanted, Weekly or Occasionally:

Starting in September, The Parks and Paths Committee meets every Friday morning, 8-10 AM.

Watch the Dayton Bulletin Board for weekly location and just show up!

No Experience needed.



Erna Nixon Hammock

By Sandi Dix



The South Wildwood path that was rerouted is doing great! We've added dirt to low spots, covered exposed tree roots to improve safety, and added dirt to the Main Loop path. We also removed a dangerously leaning palm tree from South Wildwood. When possible, we leave fallen trees in the park to decompose naturally and return

nutrients to the soil, while removing trash and debris. We also planted native Coontie plants in front of the new park sign at the North Wildwood entrance.

During the summer, our focus was keeping the paths mowed and clear. As the weather cools and the rain decreases, we'll resume removing invasive plants from the hammock. Arrowhead vines and *Pothos* have spread into trees and across the ground along South Wildwood, and invasive *Ardisia* remains a problem. We've made progress, but there is still plenty to do.

Residents can also help by requesting the biological beetles recently released by the Florida Department of Agriculture. The beetles eat the bulbils of Air Potato vines and can help control this invasive plant. To request beetles, visit the Florida Department of Agriculture's Air Potato Vine Biological Control page and click on "Air Potato Vine report." We've applied for beetles and hope to receive some soon.

The committee needs 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.

Please help us keep the park clean and safe: no smoking or littering, and please pick up after your dog. Doggie bags are available at the Main entrance.

Summer Fun!



Brenda Mathews's grandkids, Austin and Emma, enjoyed fishing at Tippee Lake.

A Summer of Wonder Right Here at Home: Celebrating Our Village Kids Camp



By EmilyAnne Thomason

There is something truly magical about summertime in Melbourne Village—the kind of summer that takes you back to long days spent outdoors, hands in the dirt, and endless imagination. This year, that magic was alive and well during our *Summer of Wonder Children's Camp*!



Becklyn creates art out of shaving cream while Emma looks on.

Thanks to the incredible support of the AHF Board—which generously allocated the budget—we were able to host a week in June filled with pure joy, connection, and hands-on fun, completely free of charge for our village families.

Over the course of camp, inspired by the themes of Joanna Gaines' children's books, our village youth brought stories to life. We spent hours collecting cardboard boxes and working together to design and construct massive fort villages, poured our creative energy into custom art projects, explored the natural beauty and native plants right in our backyards, and burned off endless energy with neighborhood-wide scavenger hunts and relay races.



Wearing their cardboard crowns, Lily, Noah, Isla, Isla (yes two Isla's), Ilex and Iona stand in front their team's cardboard castle.

Beyond all the building, exploring, and games, what truly made this week special was the lifelong memories made right here in our own community. Watching our village kids learn, build, collaborate, and simply be kids together reminded us all what makes Melbourne Village such an incredible place to grow up. It takes a village to raise strong, curious, and connected kids, and this camp was a beautiful example of our community doing just that.



Banyan and Grayson studying why gopher tortoise burrows are dome shaped.

A heartfelt thank you to the AHF Board for investing in our kids and prioritizing this tradition, to every volunteer who pitched in, and to the families who shared their children with us. Here's to a summer filled with wonder, and to many more to come.



Levi and Rynn painting their own flags.



Getting wet and having fun at Nutting-Wood Green!

Time Capsule Workshop: Help create a gift for the future

Saturday, October 10, 11 AM at the AHF hall

Sponsored by the Adult Education committee

Learn how to create a time capsule that will stand the test of time! Discover what should—and should not—be included, and how to ensure long-term preservation. The choice of paper, ink, photographs, and other materials is critical to preserving your memories for future generations.



You'll also have the opportunity to contribute to the AHF Time Capsule, which will be opened in 2046 during the AHF's 100th Anniversary celebration. Members are invited to submit photographs, artwork, letters, articles, and other meaningful items. We especially encourage contributions from AHF children, who may be the very ones to open the capsule 20 years from now.

The workshop, on October 10, will cover submission guidelines and preservation techniques. If you'd like to get a head start, pick up an instruction sheet at the AHF office or email Ondine at okconstable@gmail.com

The deadline to submit items for the AHF 100th Anniversary Time Capsule is December 31.

To attend the workshop, please RSVP to ahfmvadmin@ahfmv.com.



Preventing Fraud and Scams

Sunday, September 20 at 3 PM at the AHF Hall

Sponsored by the Adult Education committee

Presentation by the Brevard County Sheriff's Office

Don't be a victim!

By Ondine Constable

Every two seconds, another victim. We've all heard the warnings—and maybe we think, 'I'd never fall for that.'

But this hit close to home last year: my aunt got a call "from the bank" and lost \$25,000. A longtime friend lost \$750,000 to a woman he met online.

These were both smart, careful people. So how did they not see the red flags?

On September 20, a Community Service Officer from the Brevard County Sheriff's Office will share practical tips to help you avoid ID theft and outsmart today's most common scams.

In the meantime, for some entertaining comeuppance check out the YouTube channel *Scammer Payback*, where a clever host takes down real scammers.



COFFEE★SOCIAL



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

Recreation: Summer Fun and Upcoming Events

By Betty Jo Yorio

Summer is winding down, and many villagers are returning from their own traveling adventures. A big thank-you to everyone who stayed in town and joined us for some fun-filled game nights!

In May, we traveled virtually to Italy and enjoyed a traditional spaghetti dinner while music serenaded us. June brought back memories of classic board-game nights around the table with friends, while others had the opportunity to learn new games, including Mahjong. To beat the summer heat, we celebrated "Christmas in July" with a pizza party followed by a lively game of Pokeno, where players competed for gifts!

Annual Flea Market — September 26, 7am - 1pm

Mark your calendars! Our Annual Flea Market is coming up on September 26, and space is limited, so reserve your table now.

This is a great opportunity to sell your gently used treasures—or perhaps find some new treasures of your own! For new villagers, this air-conditioned garage sale is held only once a year in the AHF Hall. There is plenty of parking, and the convenient location makes it easy for shoppers from outside the village to find us.

Table rentals: \$10 for a large table or \$5 for a small table.

Halloween Fun for the Kids — October 31, 4 - 6pm

Our annual Halloween party is always a howling good time for village children and grandchildren! This year, we're planning plenty of tricks and treats, along with the addition of a kid-friendly escape game.

After the party, the fun rolls right outside for our "Trunk or Treat" gathering in the AHF parking lot. All villagers are welcome to participate and help provide a safe and festive



Chris, Heidi Rose, Mark and Heidi Salmon enjoy an Italian dinner and Godfather-theme trivia game.

way for kids to enjoy Halloween night. Decorate your golf cart or other vehicle, dress up in your best costume, and come join the fun. We can't wait to see the kids' smiles!

Annual Holiday Dinner — December 13

Our final event of the year will be the Annual Holiday Dinner on Sunday, December 13. Tickets will be limited to 100 people and will go on sale in November in the AHF office, so be sure to watch for details.

Want to Help?

Not ready to commit to a full year on the committee but still want to lend a hand?

Volunteers are always appreciated! Our events are made even better by the villagers who help make them happen. Stop by or contact the office to find out how you can help. We'd love to have you join us!



Around Town

What are those blue buckets?

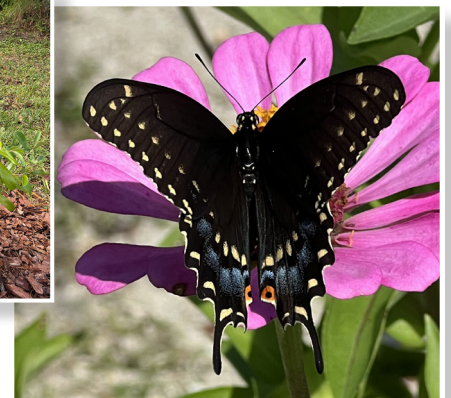
During the summer, Celia Byrnes planted Jamaican Capers on the Ward Parkway triangle and the South Drive/Dayton corner, and placed blue buckets next to each shrub. She said, "A few folks have asked the purpose of these buckets. Each bucket has two small holes. When we have a dry spell, the buckets are filled with water, which seeps out slowly. This enables the water to sink deeper into the soil, encouraging the plant to grow deeper roots. (Shallow/surface watering encourages shallow root growth.) Long-term, this will make the plant more drought tolerant."

Jamaican capers are an evergreen shrub with attractive white flowers which turn pink in a few hours. In addition

to being an important source of seeds for birds, the shrubs support numerous native insects including being a larval host for Florida white butterflies.



A Black Swallowtail butterfly enjoys the Zinnias. Photo courtesy of Celia Byrnes





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-fessionist'!" —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.



Real Estate Direct

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 | 321-431-4663

— LOCAL EXPERTISE. ELEVATED STANDARDS. —



MELBOURNE VILLAGE REAL ESTATE NEWS

Debbie Seiler REALTOR® #1 in Sales in Melbourne Village Since 2014 - MV Resident & AHF Member For 23 Years!



COMING SOON: 6629 Canal Rd - Built 1973, 2136 SF, 3/3, on .46 acre. Listed by ITG Realty LLC



FOR SALE: 755 Cajeput Cir - Built 1960, 2386 SF, 5/3 + 1/1 ADU & pool on .86 acre. Asking \$449,000 or \$188/SF. Listed by Blue Marlin RE.



FOR SALE: 544 S Wildwood Ln - Built 1958, 2082 SF, 4/3, on .37 acre. Asking \$435,000 or \$209/SF. Listed by Space Coast Realty Corp.



FOR SALE: 620 W Pine Rd - Built 1981, 2370 SF, 3/2, pool on 1 acre. Asking \$599,900 or \$253/SF. Listed by Blue Marlin R.E.



FOR SALE: 6910 Sheridan Rd - Built 1952, 1532 SF, 3/2 on 1 acre. Asking \$495,000 or \$323/SF. Listed by Progressive R.E. Inc.



SOLD 8/17: 5734 Cajeput Cir - Built 1963, 3066 SF, 4/3, pool on 1.03 acre. Sold for \$625,000 or \$204/SF. Listed by Compass Florida LLC



SOLD 8/11: 536 Platt Cir - Built 1965, 2355 SF, 4/3 on .63 acre. Sold for \$682,500 or \$290/SF. Listed by Owner



SOLD 7/30: 693 W Pine Rd - Built 1965, 2048 SF, 3/3 on 1.09 acres. Sold for \$535,000 or \$261/SF. Listed by ITG Realty LLC



SOLD 7/17: 6848 Norman Dr - Built 1991, 1888 SF, 3/2 on .55 acre. Sold for \$599,000 or \$317/SF. Listed by ITG Realty LLC



SOLD 7/2: 366 Ibis Ct - Built 1963, 1873 SF, 4/3, on .43 acre. Sold for \$485,000 or \$259/SF. Listed by ITG Realty LLC

Information current as of August 22, 2026



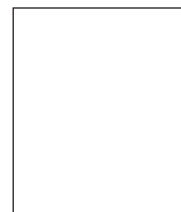
The Melbourne Village Real Estate Team

Debbie Seiler, Laura Burns, Rusty & Kelly Melle Call/Text (321) 412-4784 debbies@itgrealty.com
ITG Realty LLC - 1455 S Wickham Rd. West Melbourne FL 32904 LiveInMelbourneVillage.com





American Homesteading
Foundation Inc. (AHF)
535 Hammock Road
Melbourne Village, FL 32904



COMPOST with



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

50% Greens/Nitrogen: Alfalfa, 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!

