



# Windsor Estates

Homeowners Association

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MELBOURNE, FL 32941-0263  
(321) 777-7575

www.windsorestateshoa.com

September 2010

## 2010 Board of Directors & Architectural Review Committee Meeting Dates

Meetings are the 3<sup>rd</sup> Tuesday of the month

**ARC**  
6:00PM-7:00PM

**Board of Directors**  
7:00PM-9:00PM

At  
Faith Fellowship Church  
2820 Business Center Blvd.  
Melbourne, 32940  
\*\*Unless otherwise posted



## 2010 Fall/Winter Meeting Schedule

September 21st  
October 19th  
November 16th  
December 21st

## WEHOA Management Company

Fairway Management  
Contact Person: Eric Byrd  
Phone: 777-7575  
Fax: 777-4646  
E-Mail: ericbyrd@fairwaymngmt.com

### A Note from the President

It has been a busy few months at Windsor Estates! Security cameras have been installed. The feed is recorded in order to provide local law enforcement information when vandalism and illegal activity occur. You can view live feed on the internet. Contact Fairway Management for instructions.

The front entrance updates are finally underway. It has been a long process but these improvements will help us all maintain our property values by keeping our neighborhood looking current and desirable.

The more residents that are involved with the Homeowners Association, the better! If you have any ideas for improvement, questions, or concerns please attend one of our monthly board meetings. Board meeting minutes are posted on our web site.

Please remember that if you are planning *any* changes to the exterior of your home or property, a quick phone call to Fairway Management (321-777-7575) can tell you what steps you need to take in order to get ARC approval. You can also reach them via email at ericbyrd@fairwaymngmt.com. Forms for the Architectural Review Committee are available for download on our website, www.WindsorEstateshoa.com.

Cami Hester, President  
Windsor Estates Homeowners Association, Inc.

### Entrance Update

While the initial repairs to the entrance wall that was destroyed have begun, the board is taking this opportunity to initiate a total makeover to all of the Windsor Estates entrance features. Resurfacing the existing walls, constructing new walls to replace the fences and install new gates are all in the plan.

### Security Cameras

As you may have already noticed, three new security cameras have been installed. There are two at the entrance and one at the park. These cameras are positioned to catch activities detrimental to the common property as well as identify all of the vehicles that enter the community. Since the installation, there has been a marked decrease in mischief and vandalism in those areas.

### Street Lights

If you have a street light on your property, it is your responsibility to ensure that any trees in the area are trimmed so as prevent interference with the operation of the lamp. If you notice a street lamp in need of repair, please contact Fairway Management at (321) 777-7575 or report the problem directly to FPL at www.fpl.com.

### Posting of Signs

Just a reminder, the posting of private signs in and around the neighborhood is prohibited without the prior approval of the Board of Directors. If you are having a special event and would like to post signs, please request approval from the ARC and the Board of Directors prior to posting.

### Tree Trimming/Lawn Watering



Trees that overhang the sidewalk should be trimmed at a height of 7 feet. This is required to ensure unobstructed use of the sidewalk.

Watering restrictions set by the St. John's Water Management District are in effect. Please visit [www.floridaswater.com](http://www.floridaswater.com) for more information.

### Speed Bumps

Parents, please advise your children that the speed bumps are not for scooter or bike jumping. There have been a few close calls with cars, especially since one of the speed bumps is located in the blind curve of Windsor Estates Drive.

### Mosquito Control Phone Number



**321-952-4523**

### Property Conditions

It's that time of the year again. Take a look at the exterior of your home. Is there rust on your home, sidewalk or driveway? Mold or mildew on your roof? Does your mailbox need repair, paint or replacing? Is your landscaping in good shape, adequate mulch, beds free from weeds, lawn healthy, plants being properly maintained? Proper home and landscape maintenance is required, and fall is a good time to address these important issues.

### Hurricane Prep

Hurricane Season is heating up. Please be sure to trim any dead or weak limbs from your trees to avoid them becoming flying debris in the event of a storm.

The Windsor Estates Hurricane Shutter Standard states that:

- Unpainted metal panels may be installed during the homeowner's absence for a period not to exceed 21 days at any given time.
- Painted Metal panels may also be installed during the homeowners' absence from June 1<sup>st</sup> – November 30<sup>th</sup> only if they match the color of the house or window trim.
- Clear Lexan (transparent) panels may be installed continuously from June 1<sup>st</sup> through November 30<sup>th</sup> only.
- Opaque fiberglass or corrugated polypropylene panels may be installed for a period not to exceed 21 days at any given time.

### Community Garage Sale

The Association has planned a Community Wide Garage Sale on Saturday, November 6<sup>th</sup>, from 8:00 AM to 12:00 PM. If you would like to participate:

- 1) Open your garage door to sell at 8:00 AM.
- 2) Mark prices on all items you plan to sell.
- 3) Use your garage or the garage driveway to display

This will be advertised in the Florida Today Newspaper. If you do not wish to participate, **KEEP YOUR GARAGE DOOR CLOSED DURING THE SALE!**

### ARC Requests

In order to ensure that your ARC approval requests are addressed at the monthly meeting, please submit them to Fairway Management at least two weeks in advance of that month's meeting date. Also, if you have any doubt about what items you need approval for, please call Fairway Management at 777-7575. Remember, any work you do prior to obtaining ARC approval is in violation of our Covenants and/or Standards. A simple phone call will help you avoid this situation.

### Traffic and Parking

Remember that the speed limit throughout Windsor Estates is 15 MPH. Please SLOW DOWN and remain aware of your surroundings. Be courteous to your neighbors and avoid parking directly across from a vehicle across the street or in front of a neighbor's property. This will ensure that emergency vehicles can pass as well.

### Violation Notices

No one likes to get a violation notice. Contrary to popular belief, the association doesn't enjoy sending them. Many of these notices are sent to make you aware of a condition that is below the community standard and, if left unattended, may grow into a costly repair. Should correction of the conditions stated in the letter already be in progress, please contact management to avoid additional letters and the possibility of fines.