



WINDOVER FARMS OF MELBOURNE

Homeowners Association, Inc.

Message from the President Susan Lynch

June has arrived along with some hot, humid weather. Another school year has ended and for our kids summer has begun. Mine have not started the late "sleeping in" yet, but they have started the frequent raiding of the refrigerator. (I am so not looking forward to my summer time food bill). On a positive note, it is great to see so many of them braving the heat using the playground and ball fields. It really brings back some happy childhood memories. Now would be a good time to remind them that the common areas such as pavilion and park close at dark.

On May 11th a special meeting was held at the pavilion. The 30 year renewal of our documents and deed restrictions were discussed and voted upon by Board Members. It passed unanimously. Residents in attendance had ample opportunity to ask questions. Thank you to those that attended. For those that were unable to attend I will summarize the discussion that was held.... We will continue with the same covenants and by-laws that have been in effect for years. Renewing our documents allows us to maintain our property values and continue business as usual with respect to office personnel and maintenance man. Our yearly dues maintain all of the common areas i.e., grounds, lakes, docks, drainage easements, tennis courts, racquet ball courts, baseball field, playground, and the upkeep and electricity for the pavilion and restrooms. There were no changes made to our deed restrictions and Windover Farms of Melbourne will continue to be a Deed Restricted Community.

Additional news worth mentioning is the completion of the tennis courts. They have been resurfaced and look wonderful. There is a new lock system being installed which should be completed by July 1st. This will necessitate residents that wish to use the courts whether tennis or racquetball to purchase a new "swipe" key at the office. We have come into the modern age and will be using key cards to swipe for entry. Each key card will be registered and programmed specifically for the resident who purchases it. You and your household members can use it just like the old keys. To some it may seem like "Big Brother is Watching You" and that would be true for cases of vandalism, destruction and misuse. For residents that use these courts in the proper manner that was intended, I'm sure you will see this and give a "thumbs-up" (Please continue to notify the office of any issues in these areas so it can be researched and handled). Riding bikes, playing baseball, kickball and skateboarding are not permitted in the tennis or racquetball courts. It plays havoc with the surfaces of the court and diminishes their longevity. Any damage that is done will now be traced back to a specific homeowner to make restitution for. Lost or stolen keys should be reported immediately to the office so they can be de-activated to prevent vandalism.

One final thought ... As summer has just begun make some time to spend with your family. Although they might fuss about it at first (especially teens as they don't feel hanging with the parents is cool)....your kids will appreciate it later in life.