



Welleby Management Association Inc.



**VOLUME LXXVII
JANUARY 2014**



On Monday, February 3, 2014, at 3489 Hiatus Road, Sunrise, FL 33351, at 2:00 pm, the Annual Meeting of the Membership shall be held for the purpose of electing Directors, and such other business as may be lawfully conducted. This date and time is pursuant to the Association's governing documents and cannot be changed. As such, the meeting will be reconvened the same evening, Monday, February 3, 2014, at 7:00pm.

Thirty percent (30%) of the voting interests (owners) must be present, in person or by proxy, to constitute a quorum to hold the annual meeting. Should a quorum of the Membership be in attendance, the Association shall conduct the business scheduled and nominations for Directors will be taken from the floor. If a quorum of the Membership is not obtained, the Annual Meeting cannot be held and the current Board of Directors will remain seated until the next Annual Meeting.

Included in this newsletter are both a proxy and a voting certificate (pages 9-10). The proxy is for the purpose of appointing another person to attend the meeting for you in order to establish a quorum. If you are unable to attend the annual meeting, please submit your proxy so a quorum may be established. Either the designated voter or all owners of the unit must sign the proxy.

If you are not the sole owner of the home or unit and you plan to submit a proxy or attend the Annual Meeting, the voting certificate must be completed and signed by all owners, appointing one specific owner as the designated voter. Further instructions are included on the proxy and voting certificate.

BY ORDER OF THE BOARD OF DIRECTORS

Dated this 17th day of January, 2014

Welleby Management Association Inc.

3489 Hiatus Road (NW corner Hiatus Rd & Oakland Park Blvd)

954-749-6228 • fax 954-748-2440

email info@welleby.net

Visit WELLEBY.NET for account information, forms, rules, etc.



**Special
"Roof-A-Cide"
offer for
Welleby
residents
(see page 4
for details)**

- The 2014 assessment remains at \$36.00 per quarter due January 1, April 1, July 1 and October 1. Please contact the office if you did not receive payment coupons or are unsure of the balance on your account.
- Board of Directors meetings are held on the 4th Wednesday of each month @ 7pm at 3489 Hiatus Road.
- The Annual Meeting of the Members will be held on Monday, February 3 @ 2pm (and will reconvene @ 7pm) at 3489 Hiatus Road.
- The Association is still seeking owner volunteers for a "compliance" committee.
- There is an open seat on the Board of Directors for owners who live in quadrant D (Daybreak and Westbridge).

Please contact the property manager at 954-749-6228 or by email to propmgr@welleby.net if you are an owner interested in volunteering for the Board or the compliance committee.

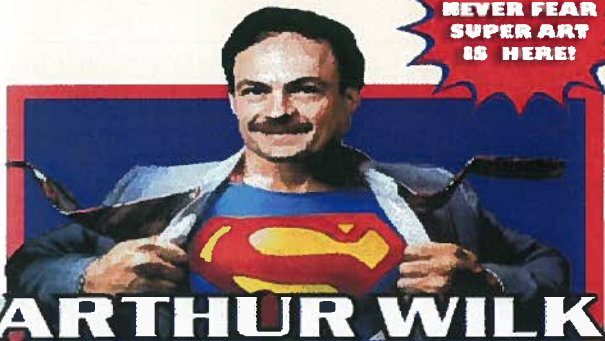
BOARD OF DIRECTORS

Paul Callsen- President
 James Neipris- Vice-President
 Kevin Sawyer- Secretary
 Melodee Lokos- Treasurer
 Bruno Condron- Director
 Helene Milman- Director
 Juan Gisbert- Director
 Art Wilk- Director
 Andy Yousif- Director
 Emilio Maicas- Director
 Patrick Graveline- Director

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\$204,500

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3/2 Pool, Waterbury



\$199,900

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7801 W. Commercial Blvd.
 Tamarac, Florida 33361

*se habla
 espanol*

WELLEBY RESIDENT



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MAINTENANCE

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There are several authorized Roof-A-Cide applicators in Broward County:

Advanced Roofing	888-386-4412	Best Roofing	888-892-2378
Earl Johnston Roofing	954-989-7794	Complete Prop. Solutions	954-445-5364
Lyons Roofing	954-370-9109	Mid South Painting	954-974-7199
P&H Owens Roofing	954-987-2095	Roof Treatment Inc.	954-275-1831

Roof Treatment Inc. has agreed to provide Welleby residents with a discount if services are booked by April 30, 2014 (see ad below).


Please visit the website at roof-a-cide.com for more information on this product.



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SAME DAY
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Your Local licensed and Insured Roof-A-Cide Applicator **954-275-1831**

Save Money By Asking About Our "Refer A Neighbor" and Group or Community Discounts!

Roof-A-Cide.com

BULK TRASH SCHEDULE

Bulk trash is picked up by All Service refuse (954-583-1830). Items should be placed curbside no earlier than the night before your scheduled pick up day.

East of Nob Hill/South of Oakland- 2nd Wed. of each month

East of Nob Hill/North of Oakland- 2nd Tues. of each month

West of Nob Hill/South of Oakland- 1st Fri. of each month

West of Nob Hill/North of Oakland- 1st Sat. of each month



Bulk items, trash and trash/recycle containers should be stored out of street & neighbor view on non-trash days.

Please... respect and be courteous to your neighbors.

Don't allow your dogs on neighboring yards



Don't leave your dogs outside unattended

Always pick up your dogs waste

Always walk your dog on a leash (it's the law!)

U GROW IT I'LL MOW IT

Lawn Care

Landscaping

Pressure Cleaning

Sprinkler Repair



**** FREE ESTIMATES ****

Owner operated

Lifetime Welleby resident

No monthly contract

Licensed and insured

Patrick 954-600-4236

ugrowitillmowit@gmail.com

Single family homeowners are responsible for maintenance (cleaning and repair) of the sidewalks abutting the home, including sidewalks that may be on the side of or behind the home, even on the other side of a fence. Mildewed, lifted or damaged sidewalks pose a tripping hazard that can result in bodily harm to persons walking on them, which could result in law suits to both the owner and the association. Welleby staff is continuously inspecting for damaged or dirty sidewalks, however, each owner should inspect and take corrective action prior to being notified by the association.



The city of Sunrise has a program to help owners with sidewalk repairs at a reduced cost. Please inspect the sidewalk abutting your home and if repairs are needed, contact the city at 954-572-2344 for more information.



WOOFSTOCK

A day of outdoor fun for dogs and dog lovers! Bring your furry friend or adopt one- rescue groups will be on site.

Woofstock features entertainment, demonstrations, specialty retail vendors and food vendors (for humans and pooches). Cheer your dog through the Challenge Lure Course and around the Doggie Downs Oval Race Track. Don't miss the trio of contests:

Grooviest Threads (Best Dressed)	11:30am
Gnarliest Trick	12:30pm
Most Righteous Kisser	1:30pm

The first 500 canines through the gate will receive a "doggie bag" of treats! *All dogs must have a current rabies tag for admittance. Retractable leashes are prohibited.* For more information, call the City of Sunrise Leisure Services Department at (954) 747-4600.

February 1, 2014 10am-4pm @ Sawgrass Sanctuary
237 North New River Circle, Sunrise, FL 33326

FREE ADMISSION

NEWSLETTER AD RATES

Business card size.....\$45
1/4 page.....\$100
1/2 Page..... \$200
Full Page.....\$300

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ARCHITECTURAL MODIFICATION REQUEST

(this form to be used when requesting changes to the exterior of the home/unit)

OWNER NAME(S): _____ ACCT #: _____

PROPERTY ADDRESS : _____ SUB-ASSOCIATION: _____

MAILING ADDRESS (IF DIFFERENT): _____

TELEPHONE(S): _____ EMAIL: _____

PLEASE USE A SEPARATE APPLICATION FOR EACH MODIFICATION IF MULTIPLE CHANGES ARE BEING MADE

As the owner referenced above, approval is hereby requested to make the following modification, alteration or addition as described below (please include details such as color, material, dimensions, location and other relevant data):

Empty rectangular box for providing details of the requested modification.

I have attached the following documentation:

- () Lot survey (REQUIRED FOR ALL EXTERIOR CHANGES)
- () Color picture of front of house (REQUIRED FOR PAINTING/ROOFING/LANDSCAPING/DRIVEWAYS)
- () Sample (REQUIRED FOR ROOFING/SHUTTERS/PAINTING– manufacturer sample with name/number of color)
- () Sub-association approval (REQUIRED IF YOU LIVE IN A SUB-ASSOCIATION)

THIS APPLICATION WILL BE DEEMED INCOMPLETE AND WILL NOT BE REVIEWED IF ALL REQUIRED DOCUMENTATION IS NOT INCLUDED (Note: sub-association forms are available at www.welleby.net or directly from your sub-association).

I understand that if this application is in response to a violation, I have 30 days from the date of approval to complete the work; or if this is not a violation response, this approval will be valid for 180 days. I agree that I will comply with all city and county regulations and that I am responsible to obtain any applicable permits.

Signature of owner: _____ Date: _____

-DO NOT WRITE BELOW THIS LINE, FOR ASSOCIATION USE ONLY-

Reviewed by: _____, FOR THE BOARD Date: _____

Approved ()

Disapproved ()

Incomplete ()



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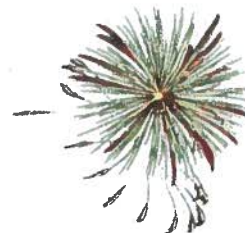
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info@Byers4homes.com

Please disregard if your property is currently listed for sale.



LIMITED PROXY

The undersigned owner(s) or their voting member of lot number/address:

(Welleby address)

as a member of Welleby Management Association Inc., hereby appoints:

(name of proxy holder, if no name is inserted above, the undersigned appoints the Secretary of the Association)

as my true and lawful proxy with full powers of substitution for and in the names, place and stead of the undersigned, to appear for quorum purposes only, on behalf of the undersigned at the Annual Meeting of the Membership for Welleby Management Association Inc., to be held on Monday, February 3, 2014 at 3489 Hiatus Road, Sunrise, FL 33351 at 2:00 pm. The meeting will be reconvened at 7:00 pm the same evening, Monday, February 3, 2014, at the same location.

The undersigned hereby ratifies and confirms the present of the proxy holder for assistance in establishing a quorum, whether at said meeting or at any change, adjournment or continuation thereof, and hereby revokes all prior proxies heretofore executed *(ALL OWNERS OF THE UNIT MUST SIGN UNLESS A SPECIFIC VOTING MEMBER IS DESIGNATED ON THE VOTING CERTIFICATE, THEN THE DESIGNATED VOTER MAY SIGN)*.

Signature of owner or voting representative

Signature of owner or voting representative

Signature of owner or voting representative

Dated this _____ day of _____, 20_____.

(this section to be used only if the proxy holder as listed above wishes to designate another person as proxy holder)

Substitution of Proxy

The undersigned proxy holder (as named above), does hereby designate as the undersigned proxy's nominee _____ to act as proxy as set forth above.

Dated this _____ day of _____, 20_____.

Signature of proxy holder _____

VOTING CERTIFICATE

***THIS FORM MUST BE COMPLETED IN ORDER TO VOTE ONLY IF THERE ARE MULTIPLE OWNERS
(INCLUDING HUSBAND AND WIFE)***

This is to certify that the undersigned, constituting all of the owners of record of the following address in Welleby Management Association Inc. (address) _____, hereby designate (specify voting representative) _____ as their representative to cast all votes and to express all approvals that such owners may be entitled to cast or express at all meetings of the membership of the Association and for all other purposes provided by the Declaration of Protective Covenants and the Articles and By-Laws of the Association.

The following examples illustrate the proper use of this certificate:

Lot owned by John Doe and his brother, Jim Doe. Voting Certificate must be signed by both brothers designating either John or Jim as the voting representative, not a third person.

Lot owned by A1A Corporation, Inc. Voting Certificate must be signed by the President or Vice-President of the Corporation and attested to by The Secretary, and must list the designated person entitled to vote on behalf of the Corporation.

Lot owned by Jim and Jane Jones, husband and wife. Voting Certificate must be signed by both Jim and Jane, designating either husband or wife as the voting representative.

Lot owned by John Jones only. No Voting Certificate required.

This certificate is made pursuant to the Declaration of Protective Covenants, By-Laws and Articles of Incorporation and shall revoke all prior certificates and shall be valid until revoked by subsequent certificate.

Dated this _____ day of _____, 20_____.

Signature of owner

Signature of owner

Signature of owner

Note: this form is not a proxy and should not be used as such. All owners of the unit must sign designating one of the joint owners as the voting representative, not a third person.

Sub Association contacts

HOMEOWNERS ASSOCIATIONS AND CONDOMINIUMS

Grenadier Lakes: West Broward Mgmt 954-581-8686

Hills of Welleby: Consolidated 954-718-9903

Isles of Welleby: Self Managed 954-592-9033

Lago Welleby (Sugar Bay): A&W Prop Mgmt 954-916-2458

Landings, The: J&L Prop Mgmt 954-753-7966

Nob Hill @ Welleby Condo: J&L Property Mgmt 954-753-7966

Nob Hill @ Welleby Master: Assn Svcs of FL 954-922-3514

Origins: Phoenix Mgmt 954-640-7070

Palm Isles HOA: Miami Mgmt 954-846-7545

Rhapsody HOA: West Broward Mgmt 954-581-8686

Southpointe: State Realty 954-983-5815

Sunrise Island Recreation: Self Managed 786-247-6022

Sunrise Island #1: Self Managed 786-247-6022

Sunrise Island #2: Self Managed 954-353-1141

Sunrise Island #3: Self Managed 954-747-0909

Villa Welleby: Pennmanner Mgmt 954-302-3899

Villas de Venezia: 954-748-6059

Welleby Isles: Self Managed 954-803-9498

Welleby Lakes: Self Managed 954-444-6338

Welleby Shores: Miami Mgmt 954-846-7545

Welleby Springs: United Mgmt 954-752-8119

Westbridge HOA: Self Managed 954-594-3769

Winding Lake #1: Consolidated 954-718-9903

Winding Lake #2: J&L Prop Mgmt 954-753-7966

RENTAL COMMUNITIES

Lake Royale: 954-742-4329 (fax)

Townhome Village @ Welleby Park: 954-749-9799

Water Terrace: 954-748-1222

Waters Edge: 954-749-0405

Welleby Lake Club: 954-572-5555



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(In the shopping center with Monkey Joes right next door to the Welleby office)