

Tips for better neighbor relationships

A little consideration goes a long way. Read the following tips from *eHow.com* on how to be a good neighbor beyond just a smile and a wave.

- ◇ Welcome new neighbors with a personal note or pop by for a personal introduction.
- ◇ Make sure that the outside of your home, along with the grounds, is well-kept and complies with Rules, Regulations and Architectural Guidelines of Welleby.
- ◇ Be mindful of noise- loud music, barking dogs, power tools, etc. that may disrupt the neighbors beyond a reasonable hour.
- ◇ Keep your dog(s) leashed, ensure they do not go on neighboring lawns and pick up their waste.
- ◇ If you have a large party, consider your neighbors when directing your guests where to park and end the party at a reasonable hour.
- ◇ Return anything you borrow promptly, in the same condition they lent it to you, and express your thanks.
- ◇ Replace anything of your neighbor's that you, your children or your pets break or soil.
- ◇ Respect your neighbor's privacy.
- ◇ Offer to take care of mail pick-up, plants or pets while your neighbor is on vacation.
- ◇ Be social! Inviting a neighbor over for coffee and conversation can promote open communication and a friendly neighborhood environment from which all neighbors can benefit.

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 WELLEBYNET for account information, forms, rules, etc.

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- *Board of Directors meetings are held on the 4th Wednesday of each month @ 7pm at 3489 Hiatus Road.*
- *The Association has recently formed a compliance committee. This committee is made up of volunteer homeowners and is required by Florida Statute to impose fines for non-compliance of the Association's governing documents. We still need volunteers for this committee.*
- *There is an open position on the Board of directors for homeowners who live in quadrant D (Daybreak and Westbridge).*

If you are interesting in serving your community and helping keep up the home values by volunteering for the compliance committee; or live in quadrant D and are interested in the open board position, please contact the property manager at 954-749-6228 or by email to propmgr@welleby.net.

The 2013 audit as prepared by the Association's accountant is complete and available to all homeowners upon request.

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
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HAZARDOUS WASTE DROP-OFF

The City of Sunrise and the City of Plantation, in cooperation with Wheelabrator Environmental Systems, Inc., will conduct Household Hazardous Waste (HHW) Drop-Off events open exclusively to residents of Sunrise and Plantation **free of charge and with proof of residency.**

SUNRISE LOCATION & DATES: CITY HALL 10770 W OAKLAND PARK BLVD.

APRIL 12, JULY 12 & OCTOBER 25 8AM - 3PM

PLANTATION LOCATION & DATES: PUBLIC WORKS COMPOUND 750 NW 91 AVE.

MAY 10, AUGUST 23 & NOVEMBER 22 9AM - 1PM

THE FOLLOWING ITEMS WILL BE ACCEPTED: Aerosol Products, ammonia, ammunition, anti-freeze, automobile batteries and fluids, boat batteries and fluids, compact fluorescent bulbs, drain cleaners, fertilizers, fire extinguishers, fireworks, flares, fluorescent light bulbs and tubes, gasoline, herbicides, household cleaners, insect killers, kerosene, lawn chemicals, lighter fluids, mercury thermometers, motor oil, nail polish remover, paint, pesticides, photography chemicals, pool chemicals, propane tanks, rechargeable batteries, rust remover, solvents, spot remover, tires (limit 4), turpentine, weed killer, wood stains and stripper.

You may also bring up to two file boxes of personal documents per household for on-site shredding (to the Sunrise location only). **DO NOT bring explosives, bio hazardous waste or business-generated waste.**

For more information call 954-577-1135.





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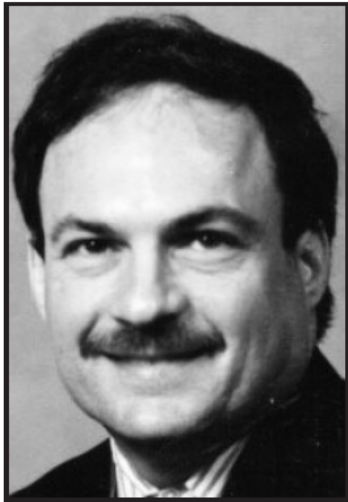
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DOES YOUR NEIGHBORHOOD LOOK TRASHY?

Leaving garbage bags, cans, recycle bins and debris in view can bring down the appearance of a neighborhood.



A simple no cost way to keep your area looking neat and clean is to store trash, trash cans, recycle containers and other debris out of street view. Garbage, garbage cans and/or recycle bins should not be put curbside until the night before the scheduled pick up (regular trash pick up days are Wednesday and Saturday).

PLEASE KEEP YOUR NEIGHBORHOOD CLEAN...
trash cans, recycle bins and any trash or debris should be stored in the garage, behind a fence or concealed with landscape material.

HURRICANE SEASON IS HERE AGAIN...

Hurricane season is June 1st through November 30th. Hurricane hazards come in many forms, including storm surge, high winds, tornadoes, and flooding. This means it is important to have a plan that includes all of these hazards.

When a tropical storm or hurricane watch is issued, be sure to clear your yard of loose objects such as bicycles, lawn furniture, lawn ornaments, garbage cans, toys, etc.

Be prepared... learn locations of official shelters; get cash; fill your car with gas; check emergency equipment such as generators, flashlights, radios and cell phone batteries; purchase water or clean containers for fresh drinking water; purchase food that will keep such as canned items; refill prescription drugs; put important documents in watertight containers or bags; make arrangements for your pets; review and be sure to have your homeowners insurance policies handy; purchase wood or prepare to install or close your hurricane panels or shutters.

The City of Sunrise has prepared a Hurricane Evacuation plan. The plan is in place for residents to review and use when preparing for hurricane season or impending storms, visit the website at www.sunrisefl.gov/index.aspx?page=429 or contact the City's hurricane hotline at 954-578-6153 for more information.

Important contact information:

Broward County Hurricane Hotline -954-831-4000 or 311
Florida Power & Light - 954-797-5000
National Weather Service- www.weather.gov
National Hurricane Center- www.nhc.noaa.gov
American Red Cross- www.redcross.org or 954-797-3800
FEMA- www.fema.gov or 800-621-FEMA

American Red Cross local regional hurricane shelters:

Park Lakes Elementary 3925 N SR7, Lauderdale Lakes
Plantation Elementary 621 NW 42 Avenue, Plantation
Fox Trail Elementary 1250 Nob Hill Road, Davie

Contact the Humane Society at 954-989-3977 or 954-266-6871 for information on pet friendly shelters

What are assessments and what do they cover?



People question why they have to pay assessments when they move into a condominium or homeowner association. While assessments may be a technically correct term, the fact is that they are actually property maintenance fees. When the collective buying power of the entire association is factored in, they can prove to be a bargain for individual homeowners.

Welleby Management is a "master" association, consisting of multiple "sub-associations". Some owners live in a sub-association and are members of both Welleby and that sub-association, while other single family owners in Welleby may not have a sub-association and are members of Welleby only.

The \$36/quarter paid to Welleby Management covers various Welleby expenses including maintenance of the common elements of Welleby– the fountains on Oakland Park Blvd., multiple signs, Welleby Palms Park and playground, landscaping and lake maintenance; as well as insurance, office expenses, etc.

This assessment does not cover maintenance of common areas inside sub-associations nor maintenance or repair of any structure or building. If you live in a sub-association, you are paying a separate assessment to that sub and should contact them (sub-association contact information may be found on page 11) to determine what the sub-association assessment covers and what the sub-association is responsible for inside your community.

It is important to know that homeowner and condo associations have the right to collect unpaid assessments. Once an account is turned over to the associations' attorney or collection agent, the homeowner will be responsible for fees and costs on top of the assessments already past due. If a lien is filed, the amount of fees and costs can soar into the hundreds. If the lien remains unsatisfied, the association has the right to foreclose.

If you are unsure of the balance on your account, wish to make payment arrangements or would like a copy of the Welleby Management 2013 budget, please contact the office and we will be more than happy to assist you.

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.



Please inspect the sidewalk abutting your home. If repairs are needed and your sidewalk is in a city right of way, the city of Sunrise has a program to help owners with repairs at a reduced cost. Contact the city at 954-572-2344 for more information. If your streets are private you will have to obtain your own contractor to complete the repairs.



BULK TRASH PICK UP SCHEDULE

Bulk trash is picked up by All Service Refuse. Items should be placed curbside no earlier than the night before your scheduled pick up day, the remaining bulk dates for 2014 are as follows:



East of Nob Hill / North of Oakland Park- 2nd Tuesday: 7/8, 8/12, 9/9, 10/14, 11/11 & 12/9

Grenadier Lakes, Hills of Welleby, Isles of Welleby, The Landings, Origins, Palm Isles, Welleby Shores, Welleby Springs, Nob Hill @ Welleby, Villas de Venezia. Single Family Homes off NW 94 Ave.

East of Nob Hill / South of Oakland Park- 2nd Wednesday: 7/9, 8/13, 9/10, 10/8, 11/12 & 12/10

Single Family Homes

West of Nob Hill / North of Oakland Park- 1st Saturday: 7/5, 8/2, 9/6, 10/4, 11/1 & 12/6

Rhapsody, Sugar Bay, Sunrise Island, Welleby Isles & Winding Lake

West of Nob Hill / South of Oakland Park- 1st Friday: 7/4, 8/1, 9/5, 10/3, 11/7 & 12/5

Daybreak and Westbridge

Special pick-ups may be arranged at the homeowners expense by calling All Service 954-583-1830; individual sub-associations may have different bulk pick-up arrangements.



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):

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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10180 NW 31 Ct. 3 Bed 2 Bath Water 2 car garage \$249,900



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If your home is currently listed for sale, please disregard. As per MLS. RE/MAX InterAction Realty 7810 W. Commercial Blvd Tamarac FL 33351

City of Sunrise parade and family fun day

Don't miss the festivities set for Friday, July 4, in the City of Sunrise!

"Marching Through History" Parade & Family Fun Day

City Park, 6700 Sunset Strip, 10AM - 1PM

Floats will wind their way west along Sunset Strip from NW 12th Street to City Park, where the fun continues with free food, rides and children's entertainment. Local businesses and organizations are welcome to participate.



Concert and Fireworks at the BB&T Center

BB&T Center, One Panther Parkway, 5PM - 10PM

This crowd-pleasing outdoor event – presented in partnership with the BB&T Center, title sponsor Rick Case Automotive Group, entertainment sponsor Wheelabrator Technologies, fireworks sponsor Metropica, and radio sponsors Magic 102.7 and The Ticket 104.3 – features children's rides and activities, along with an assortment of food and beverage vendors. The Jacob Jeffries Band will kick off the evening's live music lineup, and Grammy Award-nominated alternative rockers the **Spin Doctors** (*Two Princes*, *Little Miss Can't Be Wrong*, *Jimmy Olsen's Blues*) will headline. After the concert, enjoy a fantastic fireworks display. Parking and admission are free! The following may not be brought into the lot: coolers, glass containers, alcohol, pets, weapons, fireworks, and any other items deemed inappropriate by site management.

For more information call the City of Sunrise Leisure Services Department: (954) 747-4600.

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Homeowner Rights and Responsibilities

As assessment-paying members of your community, you are entitled to certain rights and—in return—you have certain responsibilities.

Homeowners have the *right* to:

- Participate in governing the community association by attending meetings, serving on committees and standing for election.
- Access appropriate association books and records.
- Prudent expenditure of fees and other assessments.
- Live in a community where the property is maintained according to established standards.
- Fair treatment regarding financial and other association obligations, including the opportunity to discuss payment plans and options with the association before foreclosure is initiated.
- Receive all documents that address rules and regulations governing the community association—if not prior to purchase and settlement by a real estate agent or attorney, then upon joining the community.
- A responsive and competent community.

In turn, homeowners have the *responsibility* to:

- Read and comply with the governing documents of the community.
- Maintain their properties according to established standards.
- Treat association leaders and staff with honesty and respect.
- Vote in community elections and on other issues.
- Pay association assessments and charges on time.
- Contact the association, if necessary, to discuss financial obligations and alternate payment arrangements.
- Request reconsideration of material decisions that personally affect them.
- Provide current contact information to the association to help ensure important community information is received.
- Ensure that those who reside on their property—tenants, guests or family members—adhere to all rules and regulations.

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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