



Welleby Management Association Inc.

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

954-749-6228 • 954-748-2440 fax • info@welleby.net

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

VOLUME LXXIX

OCTOBER 2014



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There is one open seat on the Board of Directors for homeowners who live in quadrant D (Daybreak and Westbridge).



Also, the Board of Directors recently approved & formed a "Compliance Committee". This committee is made up of homeowner volunteers and is required by Florida Statute in order to impose fines for violations of the Declaration, the By-laws and/or the Rules, Regulations & AM Guidelines. Welleby is seeking additional volunteers to serve on this committee.

If you are interested in serving your community and helping keep up 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 by email-propmgr@welleby.net or call the office at 954-749-6228.

Your Curb Appeal Checklist



The curb appeal of our community depends on each resident maintaining his or her property as completely as possible. For those who keep their homes and yards well maintained, the association thanks you for your efforts and good examples. We encourage all residents to pay particular attention to the following maintenance items:

- √ **Exterior paint.** Paint is a quick and easy way to keep your property looking fresh, new and clean. It will also protect against corrosion, weathering and insects. The approved paint list may be found at Welleby.net or may be obtained at the office (painting requires prior approval of the association).
- √ **Lawn & Landscaping.** Landscaping is extremely important to our community's curb appeal. Please keep your lawn cut & edged, replace dead plants and keep trees and shrubs neatly trimmed. Adding mulch to landscaped areas not only looks great, it also helps control the growth of weeds.
- √ **Driveways and sidewalks.** Repair cracks or damaged driveway surfaces and pressure clean if needed. Keep driveway and sidewalk joints weed free. Sidewalks should be cleaned of mold/mildew on a routine basis and any lifts or cracked areas repaired. If your sidewalk falls within a city right of way, the city has a "sidewalk repair program" that will help with the cost (contact the city of Sunrise at 954-572-2344 for more information). Do not use driveways for storage or auto repairs.
- √ **Fences.** Replace damaged boards and pressure clean as needed.
- √ **Roofs.** Roofs should be properly maintained and clean.
- √ **Mailboxes.** Keep mailbox clean and touch up paint as needed.
- √ **Trash.** Please store your trash, trash cans and recycle containers out of street view on non-trash days.

Thanks for keeping our community looking sharp.

BOARD OF DIRECTORS' MEETINGS ARE HELD THE 4TH WEDNESDAY OF EACH MONTH AT 7PM AT 3489 HIATUS ROAD



BOARD OF DIRECTORS

- Paul Callsen- President
- James Neipris- Vice-President
- Kevin Sawyer- Secretary
- Melodee Lokos- Treasurer
- Bruno Condron- Director
- Juan Gisbert- Director
- Art Wilk- Director
- Andy Yousif- Director
- Emilio Maicas- Director
- Alethia Housen- Director
- Rey Garcia- Director

Trick or Treat at Sunrise Fire Station

Sunrise police and fire-rescue personnel will be handing out candy and invite kids in preschool through 5th grade, and their parents, to safely trick-or-treat.

10/31/14 5:00PM-8:00PM

Fire Station #72

10490 W. Oakland Park Blvd.



U GROW IT I'LL MOW IT

- Lawn Care * Landscaping
- Pressure Cleaning * Stump Grinding
- Tree Installation & Trimming

****FREE ESTIMATES****

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Patrick 954-600-4236
ugrowitillmowit@gmail.com



BULK TRASH

Bulk trash is picked up by All Service Refuse. PLEASE do not put bulk trash out until the night before your scheduled pick up day.

Remaining bulk dates for 2014:

East of Nob Hill / North of Oakland Park
2nd Tuesday: 11/11 & 12/9

East of Nob Hill / South of Oakland Park
2nd Wednesday: 11/12 & 12/10

West of Nob Hill / North of Oakland Park
1st Saturday: 11/1 & 12/6

West of Nob Hill / South of Oakland Park
1st Friday: 11/7 & 12/5

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.



REROOFING

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MAINTENANCE

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The 2015 proposed budget will be approved at the Board of Directors' meeting to be held on Wednesday, November 19 @ 7pm at 3489 Hiatus Road, Sunrise, FL 33351.

All homeowners are welcome and encouraged to attend.

	Budget 2014	Proposed 2015
Assessment Income	649,728	649,728
Newsletter Income	1,000	1,000
Estoppel Income	36,000	36,000
Interest Income	2,000	2,000
Miscellaneous/Other Income	0	0
Prior Year Surplus	120,198	124,758
TOTAL INCOME	808,926	813,486
Electricity	19,500	19,500
Water	2,800	2,800
Telephone/Internet	8,300	8,300
Dumpster	11,200	11,200
TOTAL UTILITIES	41,800	41,800
Electrical Repairs/Supplies	1,000	1,000
Fish stocking	5,000	4,256
Fence repairs	500	500
Fountain Maintenance	5,400	5,400
Fountain Repairs/Supplies	3,500	4,000
Gasoline	4,000	4,000
Irrigation Maintenance	4,500	4,500
Irrigation Repairs/Supplies	2,000	2,000
Lake/Canal Maintenance	15,600	15,600
Lawn Maintenance	32,000	32,000
Landscape Replacement/Extras	10,000	10,000
Maintenance Supplies/Equipment	3,000	2,000
Mulch	12,000	12,000
Parking Patrol	24,500	24,960
Playground mulch	2,215	2,350
Pressure Cleaning	3,500	3,500
Remedial maintenance	3,500	3,500
Sign Maintenance/Repairs	1,500	1,500
Special project 2014	50,000	50,000
Tree Trimming	10,000	10,000
Truck Maintenance/Repair	3,000	3,500
TOTAL EXTERIOR MAINT/REPAIR	196,715	196,566



**THE 2015
ASSESSMENT WILL
REMAIN AT \$36.00 PER
QUARTER DUE THE
1ST DAY OF JANUARY,
APRIL, JULY AND
OCTOBER.**

	Budget	Proposed
	<u>2014</u>	<u>2015</u>
A/C Maintenance/Repair	750	750
Alarm Monitoring	320	320
Audit (year-end)	4,200	4,200
Bookkeeping (Financials, A/R, A/P)	36,000	37,080
Computer Technical Support	1,950	1,950
Computer Repairs/Supplies	5,000	5,000
Coupons	5,500	5,500
Legal fees- Association	5,000	5,000
Legal fees- Collection	1,000	3,000
Legal fees- Violation Enforcement	2,500	1,000
Licenses, Memberships & Permits	1,600	1,600
Postage & Folding Lease/supplies	7,350	7,550
Office Lease (CAM + water)	42,185	43,050
Office Equipment Repairs/Supplies	500	500
Office Supplies/printing	7,500	7,500
Pest Control (office)	300	300
PO Box Lease	136	0
Postage	12,000	12,000
Software subscriptions	560	1,600
Salaries/Taxes (5 employees)	210,000	214,000
Shredding	1,400	1,200
TOPS/Website support	2,860	2,820
Uniforms	1,000	1,000
Xerox Lease/Maintenance/Supplies	20,000	20,000
TOTAL OFFICE/ADMIN	369,611	376,920
Insurance- Employee	20,000	15,000
Insurance- Association	58,000	65,000
Insurance- Auto	3,300	3,700
Insurance- Workers Compensation	4,500	4,500
TOTAL INSURANCE	85,800	88,200
Contingency	15,000	10,000
Bad Debt	100,000	100,000
TOTAL EXPENSES	808,926	813,486

THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR RESERVE ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS. OWNERS MAY ELECT TO PROVIDE FOR RESERVE ACCOUNTS PURSUANT TO SECTION 720.303(6), FLORIDA STATUTES, UPON OBTAINING THE APPROVAL OF A MAJORITY OF THE TOTAL VOTING INTERESTS OF THE ASSOCIATION BY VOTE OF THE MEMBERS AT A MEETING OR BY WRITTEN CONSENT.



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If your Home is currently listed with another Real Estate agent please disregard.



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 954-748-2284

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: Phoenix Mgmt 954-640-7070

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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