



Welleby Management Association Inc.

3489 Hiatus Road, Sunrise FL 33351
954-749-6228 * 954-748-2440 fax * info@welleby.net
Visit WELLEBY.NET for account information, rules, forms, etc.



NOTICE OF ANNUAL MEMBERSHIP MEETING

On Monday, February 2, 2015, 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 2, 2015, at 7:00pm.

Thirty percent 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.

The proxy and a voting certificate may be found on pages 5-6 of this newsletter and are also available on our website. 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 the proxy so a quorum may be established. The proxy must be signed by either all owners or by the person designated as the voting representative. As such, if you are not the sole owner of the home/unit and 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. We understand that these documents may be confusing; please contact the office with any questions or for help completing the forms.

Dated this 14th day of January, 2015 by order of the Board of Directors

BOARD OF DIRECTORS

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

Board meetings are held on the 4th Wednesday of each month @ 7pm at 3489 Hiatus Road. Owners are welcome and encouraged to attend.

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THE 2015 ASSESSMENT REMAINS AT \$36.00/QUARTER



The 2015 assessment is due the 1st day of January, April, July and October. In order to avoid additional charges, payments must be received no later than the 15th of the month in which they are due. The 2015 budget was included in the October newsletter and may also be found on the website.

Welleby has recently closed the PO Box (PO Box 450370). Payments should be mailed as described herein; all other correspondence should be sent to the office address.

PAYING BY CHECK/MONEY ORDER: Checks or money orders should be made payable to Welleby Management and mailed to the address printed on your coupon. Payments may also be mailed to or brought to the office directly (there is a mail slot in the front door so payments may be dropped off at your convenience). If you are using your own banks bill pay service, please note that your bank mails a check to Welleby Management- the funds are not transferred electronically. Please be sure the mailing address is correct and that your account number is printed legibly on the check.

AUTOMATIC DEBIT FROM YOUR BANK ACCOUNT- Payments can be automatically deducted from your bank account at the beginning of each quarter. The form may be obtained from the office or website.

PAYING BY CREDIT CARD- Credit card payments may be made through the website. As credit cards are handled by a 3rd party processing company, additional fees will apply.

If you would prefer to pay the entire year in advance, submit the check or money order in the amount of \$144.00 (\$36.00 X 4 quarterly payments) and disregard the remaining coupons.

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Patrick 954-600-4236

ugrowitillmowit@gmail.com



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Welleby resident
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CITY OF SUNRISE EVENTS

WOOFSTOCK

February 7, 2015

10am—4pm

FREE admission

Sawgrass Sanctuary, 237 North New River Circle



A day of outdoor fun for dogs and dog lovers featuring entertainment, demonstrations, retail vendors, food vendors (for humans and pooches) as well as contests. All dogs must have a current rabies tag for admittance.

ROYAL EGG HUNT

March 29, 2015

12pm—3pm

Sunrise Athletic Complex 11501 NW 44 St.



Dress as your favorite prince or princess & grab a basket for a magical afternoon! Children will be placed into age groups for egg hunts. There will also be face painting, arts and crafts, rides, and photo opportunities with King Bunny.

For more information on these events contact the city at 954-747-4600.

HAPPY NEW YEAR!

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TRASH, BULK TRASH & RECYCLING

Regular trash pick up days are Wednesday & Saturday. Bulk trash is picked up once per month; recycling is picked up once per week. The pick up days are as follows:

	Bulk	Recycle
Quad A	2nd Tuesday	West of 94 Ave: Saturday; East of 94 Ave: Wednesday
Quad B	2nd Wednesday	Wednesday
Quad C	1st Saturday	Saturday
Quad D	1st Friday	Wednesday



A simple, no cost way to keep your neighborhood looking clean is to conceal trash, containers and recycle bins in the garage, behind a fence or with landscape material until the night before pick up.

Quad A- East of Nob Hill/North of Oakland Quad C- West of Nob Hill/North of Oakland	Quad B- East of Nob Hill/South of Oakland Quad D- West of Nob Hill/South of Oakland
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The Cities of Sunrise and Plantation, in cooperation with Wheelabrator Environmental Systems, will conduct Household

Hazardous Waste Drop-Off events free of charge with proof of Sunrise residency. Collections times are 9:00am-1:00pm:

January 24, April 11, July 25 & October 24 @ Sunrise City Hall 10770 W Oakland Park Blvd

February 21, May 9, August 22 & November 21 @ Plantation Public Works 750 NW 91 Avenue

Items may also be taken to Wheelabrator's Davie facility at 4400 South State Road 7. For more information including drop off times and the list of acceptable items contact 954-577-1135 or visit the city website at sunrise.fl.gov.

VOLUNTEERS NEEDED



The Association is still seeking owner volunteers for the Compliance Committee.

Also, 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.



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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 2, 2015 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 2, 2015, 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.

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 (please 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; a city permit may be required.



PLEASE SHOW RESPECT AND COURTESY TO YOUR NEIGHBORS...



Don't allow your dogs to go on neighboring yards.

Don't leave your dogs outside unattended.

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

Have you leased your home?
Changed your mailing address or phone number?



Welleby receives hundreds of pieces of returned mail each month. Owners are not receiving payment coupons, rule updates, violation letters, etc., and the wasted postage and time is a cost to the Association, and therefore to each owner.

It is important that we have current information such as email addresses and alternate mailing addresses.

Please go to Welleby.net, click on the "contact us" tab and complete the owner information update.

Information updates may also be done by email, regular mail or in person; all changes must be in writing.

Allstate
RESOURCE MANAGEMENT, INC.

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