

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.





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
1 aui Cansen- 1 resident	Art Wirk- Director
James Neipris- Vice-President	Andy Yousif- Director
Melodee Lokos- Treasurer	Emilio Maicas- Director
Kevin Sawyer- Secretary	Alethia Housen- Director
Bruno Condrone- 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.

INSIDE THIS ISSUE:

•	ASSESSMENT INFORMATION	PG 2
•	CITY OF SUNRISE EVENTS	PG 2
•	TRASH/RECYCLE DATES	PG 4
•	HAZARDOUS WASTE DATES	PG 4
•	VOLUNTEERS NEEDED	PG 4
•	SIDEWALK REPAIR INFO.	PG 7

PG 7

OWNER UPDATE REQUEST

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.

<u>AUTOMATIC DEBIT FROM YOUR BANK ACCOUNT</u>- 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.

U GROW IT I'LL MOW IT

Lawn Care & Landscaping
Tree installation & trimming
Sprinkler Repair
Pressure Cleaning

** FREE ESTIMATES **
Patrick 954-600-4236
ugrowitillmowit@gmail.com

Owner operated
Welleby resident
No monthly contract
Licensed and insured



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.



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 The 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



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:

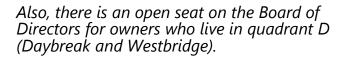
January 24, April 11, July 25 & October 24 @ Sunrise City Hall 10770 W Oakland Park Blvd

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 sunrisefl.gov.

VOLUNTEERS NEEDED

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



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.



LIMITED PROXY

	(Welleby address)		
as a member of Welleby Management Association Inc., hereby appoints:			
(name of proxy ho	lder, if no name is inserted o	above, the undersigned appoints the Secretary of the Association)	
appear for quorun Management Asso	n purposes only, on behalf of ociation Inc., to be held on M	of substitution for and in the names, place and stead of the undersigned, to f the undersigned at the Annual Meeting of the Membership for Welleby Monday, February 2, 2015 at 3489 Hiatus Road, Sunrise, FL 33351 at 2:00 pm the same evening, Monday, February 2, 2015, at the same location.	
whether at said me heretofore execute	eeting or at any change, adjo ed (<i>ALL OWNERS OF THE</i>	the present of the proxy holder for assistance in establishing a quorum, burnment or continuation thereof, and hereby revokes all prior proxies UNIT MUST SIGN UNLESS A SPECIFIC VOTING MEMBER IS ATE, THEN THE DESIGNATED VOTER MAY SIGN).	
Signature of owne	er or voting representative		
Signature of owne	er or voting representative		
Signature of owne	er or voting representative		
		, 20	
	be used only if the proxy ho	**************************************	
		ve), does hereby designate as the undersigned proxy's nominee to act as proxy as set forth above.	
		, 20	

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, constit	uting all of the owners of record of the following address in Welleby			
Management Association Inc. (address), hereby designat, hereby designat, sa 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, a either John or Jim as the voting repre	Jim Doe. Voting Certificate must be signed by both brothers designating sentative, not a third person.			
	oting Certificate must be signed by the President or Vice-President of the ecretary, and must list the designated person entitled to vote on behalf of the			
Lot owned by Jim and Jane Jones, husbar designating either husband or wife as	nd and wife. Voting Certificate must be signed by both Jim and Jane, sthe voting representative.			
Lot owned by John Jones only. No Votir	ng Certificate required.			
This certificate is made pursuant to the Decla shall revoke all prior certificates and shall be	ration of Protective Covenants, By-Laws and Articles of Incorporation and 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 join			

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!).

Allstate
RESOURCE MANAGEMENT, INC.

Andy Fuhrman
Phone: 954.382.9766
Fax: 954.382.9770
6900 SW 21st Court . Building 9
Davie, Florida 33317
www.allstatemanagement.com
afuhrman@allstatemanagement.com

Have you leased your home? Changed your mailing address



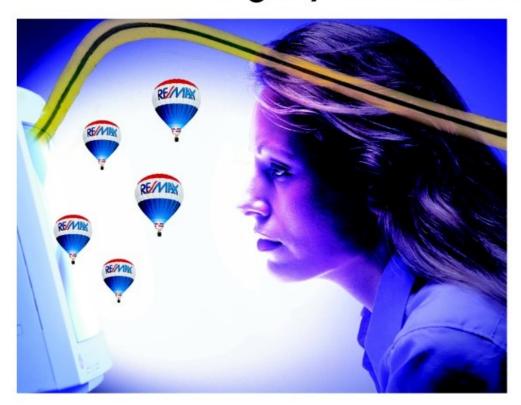
or phone number? Welleby receives hundreds of pieces of returned mail each month. Owners are not receiving payment coupons, rule updates, violation letters, etc., and the wasted postage and time is a cost to the Association, and therefore to each owner.

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.

Let me leverage the power of remax.com® to get your home sold



No other national network offers all listings from one central location. With more than 4 million property listings, remax.com attracts an average of nearly 3 million unique visitors a month – each one of whom is a potential buyer for your property.

With the marketing tools at my disposal through the RE/MAX system, I can put together a plan to make sure your home is seen by the maximum number of potential buyers – and that it shows in the best light.

- With the power of remax.com, information on your property is available to potential buyers nationwide.
- The RE/MAX comprehensive print, TV and online advertising campaign drives national traffic to remax.com.
- As a RE/MAX agent, I can better market your property since I have the ability to:
 - Add an unlimited number of photos.
 - Write a detailed property description.
 - · Include a virtual tour link.

- Add many additional features not available elsewhere.
- Utilizing the extensive technology tools offered at RE/MAX, I can:
 - Report back to you on the activity your property has received.
 - Track all potential buyers who request information on the property.
 - Maintain frequent communication with all potential buyers.



RE/MAX INTERACTION REALTY

James R Neipris Broker Associate 954-746-4507 (Office) 954-593-2475 (Cellular) jneipris@remax.net http://www.jamesneipris.com

