

See it, Hear it, Report it

954-764-HELP (4357)



The Welleby Board and management staff recently met with an officer from the Special Operations Section of the Sunrise Police Department. We were told that often times suspicious activity and related crimes go unreported because people are not sure of what they are seeing or hearing and feel reluctant to call the police. See it, hear it, report it means just that— if you see or hear something that is out of the ordinary or just doesn't seem right to you, even if you are not sure if there is any type of problem, report it to the police department on the non-emergency number 954-764-HELP (4357). The worst that can happen is that nothing will be found; however, your call could make the difference and stop a crime in progress.

The Police department has several resources for you to obtain information:

- The city of Sunrise website- sunrisefl.gov
- Twitter- [@sunrisepolicefl](https://twitter.com/sunrisepolicefl)
- Facebook- facebook.com/sunrisepolicefl

These sites contain safety information, tips, upcoming events, need to identify flyers, media releases and other information. The city also has a tip line to report suspicions of drug activity: Vice Investigations and Narcotics 954-572-5660.

Always dial 911 if you see a crime in progress or for any other emergency situation.

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MAKING IMPROVEMENTS?

It's great to see owners upgrading their properties. It's also important to remember that any change made to the exterior of the home, including but not limited to painting, roofing, fences, window or door replacements, gutters, landscaping, mailbox replacement, etc. should not be done until you receive written approval from Welleby and your sub-association (if applicable).

Often times owners paint, install a fence or even a roof without reviewing the Rules, Regulations & Architectural Modification Guidelines and obtaining proper approvals only to find out that their modification does not comply; an expensive mistake that can be easily avoided. Revisions to the guidelines adopted on 4/22/15 may be found on pages 5-6 of this publication. The complete guideline, approved paint color list and request forms may be found on our website.

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PET ETIQUETTE

Please be considerate of your neighbors...

- ◆ **Don't allow your dogs to go on neighboring yards.**
- ◆ **Pick up your dog's waste.**
- ◆ **Don't leave your dogs outside unattended.**
- ◆ **Always walk your dog on a leash (it's the law!).**
- ◆ **Leaving food outside is an invitation for unwanted animals such as raccoons, stray cats, ducks, etc. If you must feed a pet outside, be sure to remove any pet food and/or scraps before dark. Always dispose of food in a sealed bag.**



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

BOARD OF DIRECTORS

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James Neipris- Vice-President
Melodee Lokos- Treasurer
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Welleby Management Association does not endorse or recommend any of the individual paid advertisers or their products which may appear in this publication.

Please contact the office for ad rates.

FOUNTAIN UPGRADES

We hope that all residents have noticed the renovations in progress at the fountains located on Oakland Park Blvd. just east of NW 94 Ave. The fountains were resurfaced and new landscaping was just installed. New lettering has been approved and is in the process of fabrication. Once the fountain upgrades are completed, the Association will be working on updating the numerous signs around Welleby.

BEFORE



AFTER



NEW LETTERING
COMING SOON!!

Welleby

ANOTHER REMINDER: SINGLE FAMILY HOMEOWNERS, SIDEWALK MAINTENANCE IS YOUR RESPONSIBILITY.

Per city code, single family homeowners are responsible for the maintenance (cleaning and repair) of the sidewalks abutting their home, including sidewalks that may be on the side of or behind the home, even on the other side of a fence. Mildewed, lifted, cracked or otherwise damaged sidewalks pose a trip hazard that the owner may be liable for should an incident occur.



Please inspect the sidewalk abutting your home and clean it if needed. If repairs are necessary and your sidewalk is in a city right of way, the city has a repair program available to owners 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.



The 2014 Welleby Management Association audit is complete.



If you would like a copy, please contact us and we will mail, fax or email it to you at no charge.

Other documents such as Rules, Regulations and Architectural Modification guidelines, forms, approved paint colors, etc. may be found on our website.

WWW.WELLEBY.NET



Sub Association contacts

HOMEOWNERS ASSOCIATIONS AND CONDOMINIUMS

Grenadier Lakes: W 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: Empire Mgmt 954-553-0752

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: W Broward Mgmt 954-581-8686

Villas de Venezia: 954-748-6059

Welleby Isles: Self Managed 954-741-1552

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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Revisions to the Rules, Regulations and Architectural Modification Guidelines approved 4/22/15

This page reflects changes only. Underscore indicates additions; strikethrough indicates deletions.

Please add this page to your copy of the Rules, Regulations and Architectural Modification Guidelines. The full revised guideline may be found at Welleby.net (in pdf format) or if you would like a hard copy "booklet" please contact the office.

1- Awnings: Retractable fabric awnings and shade sails (intended for use as sun/weather protection) are permitted with prior written approval of WMA- a color picture or sample of the ~~awning~~ material must be submitted along with a lot survey showing the location and size of the proposed awning or sail.

a) ~~Fabric Awnings~~ shall be one solid color (only brown, tan, beige, green, red, gray or white shades are permitted), and the color shall reasonably blend with the color scheme of the house/unit. Retractable awnings ~~and~~ may be installed over rear or side doors only. Shade sails may be installed in the rear of the house/unit only and may not exceed 20' X 20'. ~~Fabric~~ No awnings of any kind may ~~not~~ be installed over individual window openings or over any other area of the house/unit.

c) Retractable awnings must be retracted ~~kept closed~~ when not in use.

d) ~~Fabric and~~ must be kept in good and clean condition, free of mildew, stains and tears.

7- Exterior Structures: Free standing gazebos, canopies, pergolas, decks or similar type exterior structures may be permitted with prior written approval of WMA and city permit- a survey showing proposed location of structure and picture/brochure is required. This section does not pertain to play equipment (section 18) or sheds (section 27).

f) Structure must be set back from the property line (or fence) at least 6' if visible from any street view.

h) Plastic may not be used as roof or covering for any exterior structure. (existing rule 24d added here also).

13- Lawn, Landscaping and trees: All landscape changes with the exception of mulch require prior written approval of WMA- a survey showing location of proposed changes and types of plant material required. All trees and plant material must be chosen from the City of Sunrise approved plant list. Tree removal or installation requires a city permit.

a) There shall be a minimum 15 shrubs & 2 trees ~~(pursuant to City of Sunrise Code)~~ in the front of each lot; additional more trees may be required by city code ~~depending on zoning of house/unit.~~

b) Lawns must be cut on a routine basis to keep grass less than 6" and dead sod replaced when needed. Landscape beds and tree rings must be kept weed free. Owners of single family homes are responsible to maintain swale (area between street and sidewalk) abutting their home, front & side (if applicable). No grass, weeds or any other landscape material shall be permitted to grow under, thru or over any fence.

f) Trees must be trimmed ~~by a licensed tree trimmer,~~ utilizing proper pruning practices, and must be kept to a minimum clearance of 8' from sidewalk or street. Trees may not be trimmed, removed or installed without a city permit.

h) No plants, shrubs or trees are permitted to be installed on the outside of a fence if fence is less than 2' from abutting sidewalk; landscape material shall not be permitted to grow onto or over any sidewalk.

16- Mailboxes: Replacement of mailbox requires prior written approval of WMA- a color picture of the proposed mailbox is required. Mailboxes must be of a tasteful nature and installed in a location approved by the USPS.

a) Mailboxes ~~may~~ shall be all white, black, tan, or brown (mailbox and post); or any of the aforementioned colored mailboxes may be mounted on a natural wood post or a post painted with one of the approved house colors; or mailbox and post may be painted with no more than two of the approved house color(s); maximum number of colors on any mailbox is 2.

c) Mailboxes shall not have pictures or lettering of any kind, with exception of manufactured address numbers; address numbers shall be black, white, bronze, brass, silver or painted with one of the approved house colors.

17-Painting (house/unit): Painting requires prior written approval of WMA- a color picture of the house and manufacturers paint samples are required. If the house/unit is part of a sub-association, the sub-association may require specific color(s).

SW7588 & SW7589 have been added to the approved paint list as trim/door colors.

21- Roofing: Roof replacement requires prior written approval of WMA and city permit- a color picture of the home and picture, brochure or sample of proposed roof material required.

e) Plastic may not be used as roof or covering for any portion of a lot, house or unit. (existing rule 24d added here also).

27- Sheds: Shed installation requires prior written approval of WMA and city permit- survey showing location of proposed shed and size/material specifications required.

b) Shed must be in the rear yard and set back from the fence or property line at least 6' if visible from any street view.

30- Trash: All containers, trash cans, recycle bins, trash and other waste, including bulk pickup items, shall be stored out of any street and neighbor view (in the garage, behind a fence or reasonably concealed with landscape or other approved material) within an enclosure or properly screened so as to be out of sight from the front or side streets and neighboring homes, except when placed out for pick-up. Trash should be placed out for pickup not earlier than 6pm on the day before pickup. Trash, except for landscape clippings and bulk pickup items, shall be securely bagged and placed in an appropriate trash receptacle with a lid.

Trash containers shall be of sufficient size to meet requirements for biweekly pick-up and should be of watertight construction with a tight-fitting cover. Containers for single family residences shall have a capacity of not more than fifty (50) gallons. Such containers shall be placed curbside easily accessible to the trash contractor, but not on any street or sidewalk. Trash and trash containers shall not be placed curbside earlier than 7:00 pm on the night before the scheduled pick up, and all containers and uncollected trash/items shall be removed from view no later than 7:00 pm on the pick-up day. Lots shall be kept free of debris and trash refuse at all times.

31- Windows and Doors: Window and door replacements require prior written approval of WMA and city permit- a survey showing location of windows/doors to be replaced as well as contractor plans/specifications required.

d) Unless otherwise required by a sub-association, the frames on windows and doors shall all be one color (all the same color as each other).

32- Vehicles: Vehicles in violation of this section may be towed or booted at the owners' expense.

a) Recreational vehicles (boats, trailers, campers, RVs, etc.) are prohibited to be parked overnight on any portion of any lot or common area in Welleby.

b) Commercial vehicles are prohibited unless performing work on property, and are hereby defined as:

1) Vehicles with lettering, pictures, artwork, ladder racks, tools or equipment; 2) Vehicles that are typically used for commercial purposes, or in connection with a business or trade; 3) Vehicles that are designed, intended or used for transportation of goods, things or persons (for profit).

c) Vehicles with expired/missing tags or flat tires, inoperable vehicles and "junked" vehicles (vehicles with broken window(s), windshield or vehicles obviously damaged and inoperable) are prohibited at all times.

d) Vehicle repairs, other than changing flat tires, are not permitted on any portion of any lot.

e) Vehicle covers may be used on cars, standard trucks and standard vans provided they are maintained in good condition (no tears, mildew, etc.), and conceal the entire vehicle. Covers may be white, tan or gray only.

f) No vehicle shall be parked in such a way that it impedes vehicular or pedestrian traffic or view.

g) Vehicles may be parked in the swale adjacent to a home provided it is parked with the permission of the owner of the home, and provided that the vehicle is parked parallel to the street and completely off the pavement.

h) Vehicles may not be parked on any portion of the lawn except the swale area as provided above.

i) Vehicles shall be parked in designated parking areas/spaces only; no vehicle shall be parked in any handicap space (without a valid permit), fire lane, loading zone or any other striped or designated no parking area.

34- Animals:

a) Dogs shall not be permitted to howl or bark excessively or disturb the sleep or peace of any neighbor.

b) The owner shall immediately remove dog droppings from any neighboring lawn, public right-of-way, including sidewalks and swales, association common area and/or any other area not belonging to the owner of the animal.

c) No horses, cows, goats, swine, poultry, fowl, wild animal or vicious animals shall be kept on any portion of Welleby

d) Per city of Sunrise code, owners of pit bull dogs must register their dogs with the city of Sunrise code enforcement division and be in full compliance with city requirements.

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



City of Sunrise July 4th Events

"SPIRIT OF AMERICA" Parade & Family Fun Day
 10:00am-1:00pm @ City Park, 6700 Sunset Strip
 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.

CONCERT AND FIREWORKS
 5:00pm-10:00pm @ BB&T Center, One Panther Pkwy.
 This crowd-pleasing outdoor event, presented in partnership with title sponsor Wheelabrator, features children's rides and activities, along with an assortment of food and beverage vendors. Get ready for a night of '80s hits. After the concert, enjoy a 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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