



Your Curb Appeal Checklist

The curb appeal of our community depends on each resident maintaining his or her property. 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 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 and will perform repairs at a reduced cost (see page 3 for details).
- ✓ **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. It's an easy no cost way to keep the neighborhood looking attractive and appealing.

Thanks for keeping our community looking sharp.



PLEASE CHECK OUT OUR NEW WEBSITE FOR FORMS, DOCUMENTS, RULES AND REGS, ACCOUNT BALANCES, CONTACTS AND OTHER INFORMATION RELATED TO WELLEBY AND THE CITY OF SUNRISE.

WWW.WELLEBY.NET

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There is one open seat on the Board of Directors for owners who live in quadrant B (single family homes south of Oakland Park Blvd/east of Nob Hill Road).

Volunteers are also needed for The Compliance Committee. This committee is currently made up of 5 homeowner volunteers and is required by Florida Statute to confirm fines imposed by the Board for violations of the Declaration, By-laws and/or the Rules, Regulations & AM Guidelines. We are seeking additional volunteers to expand the committee.

If you are interested in serving your community please contact the office at 954-749-6228 or by email to propmgr@welleby.net.

Volunteers must be current with their assessment and may not have any violations on their lot or home/unit.



CITY OF SUNRISE FIRE STATION TRICK-OR-TREATING

Children in preschool through fifth grade are invited to visit the City's five fire stations for safe Halloween fun.

October 31, 2015 5pm-8pm FREE

- **Fire Station #39** - 6800 Sunset Strip (Village Civic Center)
- **Fire Station #59** - 8330 NW 27th Place (next to Home Depot on University Drive)
- **Fire Station #72** - 10490 West Oakland Park Boulevard (next to the Public Safety Building)
- **Fire Station #83** - 60 Weston Road (New River Civic Center)
- **Fire Station #92** - 13721 NW 21st Street (Off 136th Avenue, across from Sawgrass Mills)

Police and Fire-Rescue personnel will hand out treats, and a free shuttle will run between the stations. Children must have adult supervision at all times. Call (954) 747-4600 for details.



Have a question? A suggestion on how to improve the community?

We are listening...

Please give us a call, send us an email or contact us through our website.



Board of Directors

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

Board of Director meetings are normally held on the 4th Wednesday of each month @ 7pm at 3489 Hiatus Road. Owners are welcome and encouraged to attend. Please contact the office or check the website to confirm meeting dates as meetings are rescheduled from time to time.

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BEFORE



We hope that all residents have noticed the completed renovations at the fountains located on Oakland Park Blvd. just east of NW 94 Ave. The fountains were resurfaced, new landscaping installed and new lettering replaced the old pink lettering and teal logo. In 2016, Welleby will begin working on renovations to the other signs and landscaping in the Welleby common areas. We are also looking forward to the new “sport court”, a child friendly surface with games such as hopscotch, 4-square and twister, that will be installed over the old basketball court at the park on NW 94 Avenue.

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.



Regular trash is picked up on Wednesdays and Saturdays.

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



Remaining bulk dates for 2015:

East of Nob Hill / North of Oakland Park

2nd Tuesday: 11/10 & 12/8

East of Nob Hill / South of Oakland Park

2nd Wednesday: 11/11 & 12/9

West of Nob Hill / North of Oakland Park

1st Saturday: 11/7 & 12/5

West of Nob Hill / South of Oakland Park

1st Friday: 11/6 & 12/4

Special pick-ups may be arranged at the owners expense by calling All Service 954-583-1830.

Individual sub-associations may have different bulk pick-up arrangements.

**WELLEBY MANAGEMENT ASSOCIATION INC.
2016 PROPOSED OPERATING BUDGET**

	BUDGET 2015	PROPOSED 2016
Assessment income	649,728	649,728
Newsletter income	1,000	1,000
Estoppel income	36,000	36,000
Interest income	2,000	2,000
Misc/Other income	0	0
Prior year surplus supplement	124,758	219,263
TOTAL INCOME	813,486	907,991
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	4,256	500
Fence repairs	500	500
Fountain maintenance	5,400	5,400
Fountain repairs/supplies	4,000	3,000
Gasoline	4,000	3,000
Irrigation maintenance	4,500	4,500
Irrigation repairs/supplies	2,000	1,500
Lake/Canal maintenance	15,600	15,600
Lawn maintenance	32,000	32,000
Landscape replacement/extras	10,000	5,000
Maintenance supplies/equipment	2,000	1,500
Mulch	12,000	12,000
Vehicle patrol	24,960	24,960
Playground mulch	2,350	2,350
Pressure cleaning	3,500	3,500
Remedial maintenance	3,500	3,000
Sign maintenance/repairs	1,500	0
Special projects	50,000	50,000
Tree trimming	10,000	10,000
Truck maintenance/repair	3,500	1,000
TOTAL EXTERIOR MAINT/REPAIR	196,566	180,310
SPECIAL PROJECTS add'l 2016	0	100,000



- The 2016 assessment will remain at \$36/quarter.
- Coupon books will be mailed in December.
- The budget will be approved at the Board of Directors' meeting on Wednesday, October 28 @ 7pm at 3489 Hiatus Road, Sunrise, FL 33351.
- Payment options include auto debit; please contact us or visit the website for details.

A/C maintenance/repair	750	1,000
Alarm monitoring	320	320
Audit	4,200	4,200
Bookkeeping/Financial	37,080	37,080
Computer maintenance	1,950	1,950
Computer repairs/supplies	5,000	5,000
Coupons	5,500	2,000
Legal fees- Association	5,000	5,000
Legal fees- Collection	3,000	3,000
Legal fees- Violation Enforcement	1,000	1,000
Licenses, Memberships & Permits	1,600	1,600
Postage & Folding lease/supplies	7,550	7,550
Office lease	43,050	44,800
Office equipment repairs/supplies	500	500
Office supplies/printing	7,500	7,500
Payroll/taxes	214,000	220,000
Pest control (office)	300	300
Pest control (fountains)	0	320
Postage	12,000	10,000
Software subscriptions	1,600	1,600
Shredding	1,200	1,200
TOPS software support	2,820	10,800
Website	0	1,079
Uniforms	1,000	750
Xerox lease	20,000	15,000
TOTAL OFFICE/ADMIN	376,920	383,549
Insurance- Employee	15,000	15,000
Insurance- Association	65,000	68,000
Insurance- Auto	3,700	4,732
Insurance- Workers Compensation	4,500	4,600
TOTAL INSURANCE	88,200	92,332
Contingency	10,000	10,000
Bad Debt	100,000	100,000
TOTAL EXPENSES	813,486	907,991

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.

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: A-1 Prop Mgmt 954-749-0450

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

The Rise fka Lake Royale: 954-908-5190

Townhome Village @ Welleby Park: 954-749-9799

Water Terrace: 954-748-1222

Waters Edge: 954-749-0405

Welleby Lake Club: 954-572-5555



Andy Fuhrman

Phone: 954.382.9766

Fax: 954.382.9770

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The holidays are just around the corner. For many people, that means lots of festivities with friends and loved ones. With all of the merriment that's sure to ensue, it's important that residents who are hosting celebrations are not only considerate of their neighbors, but also take note of the rules. The complete set of rules and regulations may be found on the website, but here are some items that are pertinent during the holiday season:

Outdoor Decorations: Decking the halls with seasonal ornaments is a great way to bring the holiday spirit home. Many love to spread the joy by decorating the outside of their homes and front yards as well. Please remember that Halloween & Thanksgiving decorations should be removed one week after the holiday. Christmas & Hanukkah decorations may be installed the weekend after Thanksgiving and should be removed by January 1.

Parties and parking: We hope you all have plenty of chances to eat, drink and be merry this holiday season. If you plan on hosting a large get-together or party, be respectful of your neighbors- keep the noise to a minimum and wind the party down at a reasonable hour. As the holidays bring many people together, and that means extra cars will need to be parked. Please be sure that no vehicles are parked on any lawn or neighboring swale (unless you get permission from your neighbor) or parked in such a way that they obstruct the view of oncoming traffic.

Have a safe and wonderful holiday season!

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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 and ducks. If you must feed a pet outside, be sure to remove any pet food and/or scraps before dark.

Always dispose of food and waste in a sealed bag.

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