

Welleby

WWW.WELLEBY.NET

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Welleby Management Association Inc.
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\$\$ YOUR MAINTENANCE DOLLARS AT WORK \$\$

Homeowners often ask us “what does the \$36.00 quarterly maintenance go towards?” Welleby Management, as a “master” association, is responsible for Welleby common areas that are outside of the sub-associations.

Welleby has recently completed an overhaul of the Welleby fountains located on the North and South side of Oakland Park Blvd – between NW 94th Ave and Pine Island. This was designed to bring the fountains up to a more modern and sophisticated look. Drive by in the evening and you’ll see the fountains lit up and the water flowing. Another major project that was recently completed was the renovation of the Welleby Park located on the NW corner of NW 94th Ave and NW 42 St. A new play structure with swings and slides was installed several years ago and the landscaping and trees installed at that time are growing in beautifully. The old basketball blacktop was recently resurfaced with a child friendly “sportcourt” surface complete with games such as hopscotch, 4 square, alphabet blocks and a small track for children. The next project planned is replacing/Updating the signage throughout Welleby to match the newly renovated fountains. Other items that your quarterly dues go toward are the maintenance of certain landscaping and trees, maintenance of the lakes throughout Welleby, office and regular association expenses such as insurance, mailings, rule enforcement, etc. With a community the size of Welleby we are pleased that not only has the assessment not been raised, it was lowered several years ago and has been maintained at \$36.00 per quarter. Thank you to those who pay your dues on a timely basis. This is how Welleby is able to continue to improve our common areas and keep our community beautiful.

NO MORE COUPON BOOKS !

Another reminder that Welleby will no longer be mailing coupon books; a statement will be mailed each quarter to all owners with a balance on their account. Payments may be made by check or money order and mailed with the detached bottom of the statement to the address on the statement (the bank lockbox). Payments may also be mailed to or brought into the Welleby office (there is also a mail slot in the front door so payments may be dropped off at your convenience). Other payment options such as automatic debit are available, please contact us for more information. If you would like to pay the entire year in advance, the total annual assessment is \$144.00 (\$36.00 X 4 quarterly payments).



IT'S SPRINGTIME!!! We are pleased to see that so many homeowners are investing their time to beautify their properties.

Just a reminder to review the Architectural Modification (AM) Guidelines/Rules & Regs and to complete the required Architectural Modification form for Welleby (and your sub-association if applicable) prior to making any exterior changes. This is to protect you, the owner, from possibly having to spend additional time and money to bring your modification into compliance. The guidelines as well as the AM form(s) may be found on our website or obtained from our office.

If you need any assistance, please call the office or stop by; office hours are Monday thru Friday from 9am-5 pm. We are here to help you. This is a beautiful time of year to get outside and work on those home projects.



Did you know that the Board of Directors as well as our committee members are homeowners who volunteer their time? As a not for profit corporation, Welleby has a Board of Directors that execute a wide variety of tasks you may not be aware of; however, their work affects every single resident.

In addition, the Board has formed a Compliance Committee, also made up of volunteer homeowners, who help to ensure that the Rules and Regulations that have been created by the Board are enforced.

While it's a big job, our volunteers are happy to serve the residents and make the community a great place to call home. So why not learn more about what these volunteers do by attending a board meeting or volunteering? Currently there is one open seat on the Board for owners who live in quadrant B (south of Oakland Park Blvd and East of Nob Hill Road) and open positions on the compliance committee for any owner. Board meetings are held on the 4th Wednesday of each month and Compliance Committee hearings are held on the 1st Tuesday of each month. Please contact the office with any questions or if you are interested in volunteering. The more people we have looking out for our association, the stronger it will be.

We would like to take this opportunity to thank each and every one of them for their time and dedication in serving the Welleby community.



BOARD OF DIRECTORS

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

COMPLIANCE COMMITTEE

- Marti Argentino
- Sid Cessna
- George Mora
- Etta Waltzer

Need help with your computer and/or printer ?



COMPUTERS – LAPTOPS - TABLETS
iPAD – KINDLE FIRE- NOOK TABLET – ETC

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(954) 235-0431
GGendusa@ymail.com

ATTENTION OWNERS...



If you are past due on your account and are in need of making payment arrangements please do not hesitate to contact our office, we will be happy to work with you on a payment plan.

HIATUS ROAD PROJECT UPDATE

This Broward County Project will connect Hiatus Road from Sunrise Blvd thru to Oakland Park Blvd. The County is building a sound barrier wall along the East side of Hiatus Rd from the C-13 canal to the end of the property line at NW 32 PL.



The main roads that will connect Nob Hill Road to Hiatus Road from East to West will be:

Sunrise Blvd
NW 29th Manor
Oakland Park Blvd

We have been advised that the estimated completion date is the 3rd quarter of 2017.

Once the project is completed, the county will conduct a traffic study for the stop lights on Oakland Park Blvd and Josh Lee Blvd as well as Oakland Park Blvd and Hiatus Rd.

If you have any additional questions please contact the Broward County project manager Nirmal Datta at 954-577-4599 or by email to ndatta@broward.org.

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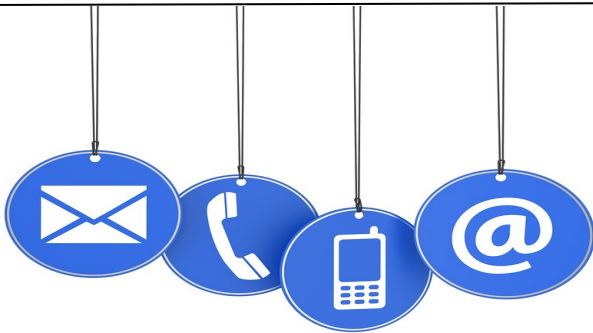
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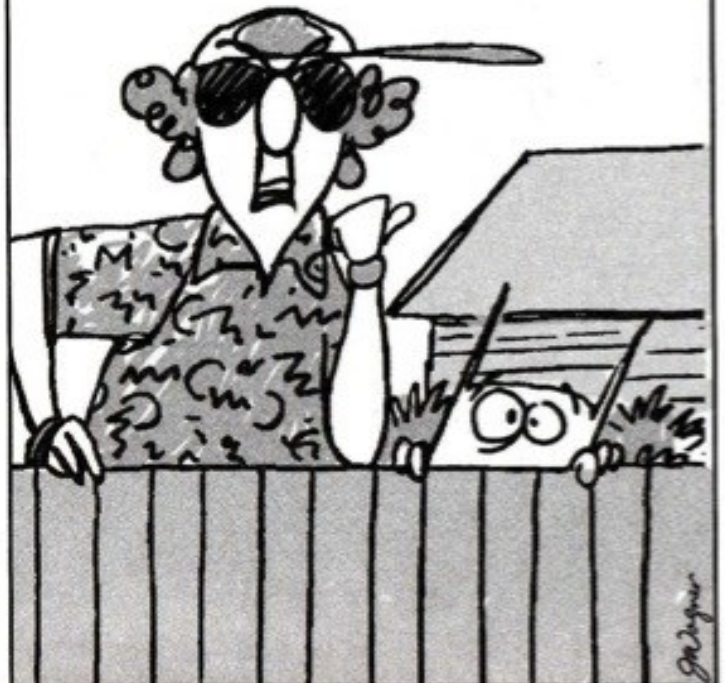
Welleby is in the process of contacting owners to update our records.

It is very important that Welleby has updated contact information for each owner, including an alternate mailing address if you are renting your home or unit.

If you have not recently updated your information with us, please do so either through our website—Welleby.net or by email to info@welleby.net.

Also please visit our website for documents, forms, account balance and other helpful information and links.

My lawn only has two brown spots ... the front yard and the back yard.





How much is the Welleby Management assessment? \$36.00 per quarter due the first day of January, April, July and October.

When is the assessment late and is there a late fee? A \$20.00 administrative fee will be applied if payment is not received by the 15th of the month in which it is due.

How do I make a payment? Checks or money orders should be made payable to Welleby Management Association (cash is not accepted) and may be mailed or dropped off to the office at 3489 Hiatus Road, Sunrise, FL 33351. There is a mail slot in the front door to drop off payments after hours. The office is located in the Shoppes of Sawgrass shopping center at the NW corner of Hiatus Road and Oakland Park Blvd. Other options are auto debit (your quarterly payments will come directly from your bank account) or pay the entire year in full (\$144.00). Payments may also be made by credit card through the website; however credit card payments are processed by a 3rd party so additional fees will apply.

What does the Welleby Management assessment pay for? Welleby is a “master” homeowners association consisting of over 4500 single family homes, townhomes, condominiums and apartments. Welleby is responsible for enforcing owner compliance with the governing documents and maintaining the common areas that are outside of the sub-associations or single family home areas. Common areas include Welleby Palms Park, the lakes in Welleby, the fountains on Oakland Park Boulevard and multiple sign and landscape areas.

What am I responsible for as a homeowner in Welleby? Homeowners in Welleby are responsible to pay the quarterly assessment and to maintain their unit, home and/or lot in a neat condition consistent with the Rules, Regulations and Architectural Modification (AM) Guidelines of Welleby. If you live in a townhome or condominium association, some of this responsibility may belong to that association and you should contact them to determine what their assessment covers.

Are there any restrictions on the type of vehicles that may be parked in Welleby? Commercial and recreational vehicles are not permitted to be parked overnight in Welleby. Please see the Rules, Regulations and Architectural Modification (AM) Guidelines for more detailed information.

Does Welleby Management require prior approval for purchases or leases? Approval is not required and there is no transfer fee. However if the house/unit is in a sub-association that association may require approval or screening.

How do I know who my sub-association contact is? Sub-associations are managed either by the volunteer Board of Directors or by a Property Management company. This information is available on our website @ Welleby.net or you may contact the office.

How do I go about painting my house, replacing windows or adding landscaping? Anything that will change the exterior appearance of the house or lot requires prior written approval of Welleby (and the sub-association if applicable). The Architectural Modification (AM) request form, approved paint list and the Rules, Regulations and Architectural Modification guidelines may be found on our website @ Welleby.net or obtained from our office. The sub-association approval must be obtained first (if applicable) and submitted to Welleby along with the completed Welleby AM form and other documentation as required.

What day is regular trash picked up? Regular trash is picked up on Wednesday & Saturday.

What day is bulk trash picked up? Bulk trash is picked up once per month:
North of Oakland Park Blvd & East of Nob Hill Rd (A) 2nd Tuesday
South of Oakland Park Blvd & East of Nob Hill Rd (B) 2nd Wednesday
North of Oakland Park Blvd & West of Nob Hill Rd (C) 1st Saturday
South of Oakland Park Blvd & West of Nob Hill Rd (D) 1st Friday

When is the next Board of Directors meeting? Board meetings are normally held on the 4th Wednesday of each month at the 7pm at 3489 Hiatus Road, Sunrise, FL 33351. Homeowners are welcome and encouraged to attend; if you wish to address the Board or be placed on the agenda please contact the office prior to the meeting.

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 rainbow
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 rainy
 roots
 season
 seed
 shovel
 shower
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spring
 sprout
 stem
 storm
 sunshine
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 umbrella
 violet
 warm
 water
 weather
 weed
 wind
 worm



Please... don't allow your dogs to go on neighboring yards.

Don't leave your dogs outside unattended.

Always pick up your pets waste.

Always walk your dog on a leash.

The 2015 Welleby Management Association audit is in progress.

Please contact us if you would like a copy; we will mail, fax or email it to you at no charge once complete.



WELLEBY NEWSLETTER AD RATES

BUSINESS CARD	\$45
QUARTER PAGE	\$100
HALF PAGE	\$200
FULL PAGE	\$300

Sent to over 3000 residents

The ads in this newsletter are PAID ADVERTISING. The Association does not endorse or recommend any of the individual paid advertisers or their products which may appear in this publication.

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. 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.



Andy Fuhrman

Phone: 954.382.9766
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BULK TRASH DATES 2016 (once per month)

sub associations may have alternate bulk pick up arrangements

Special pick-ups may be arranged (at the owners expense); call All Service 954-583-1830.

East of Nob Hill/North of Oakland Park (A) 2nd Tuesday

Single family homes, Grenadier Lakes, Hills of Welleby, Isles of Welleby, Landings, Nob Hill @ Welleby, Origins, Palm Isles, Villas de Venezia, Welleby Lakes, Welleby Shores, Welleby Springs

Apr 12, May 10, June 14, July 12, Aug 9, Sept 13, Oct 11, Nov 8, Dec 13

East of Nob Hill/South of Oakland Park (B) 2nd Wednesday

Single Family Homes

Apr 13, May 11, June 8, July 13, Aug 10, Sept 14, Oct 12, Nov 9, Dec 14

West of Nob Hill/North of Oakland Park (C) 1st Saturday

Rhapsody, Southpointe, Sugar Bay, Sunrise Island, Villa Welleby, Welleby Isles, Winding Lake

Apr 2, May 7, June 4, July 2, Aug 6, Sept 3, Oct 1, Nov 5, Dec 3

West of Nob Hill/South of Oakland Park (D) 1st Friday

Single family homes, Daybreak and Westbridge

Apr 1, May 6, June 3, July 1, Aug 5, Sept 2, Oct 7, Nov 4, Dec 2



HURRICANE SEASON INFORMATION

Hurricane season is June 1st through November 30th. Hurricane hazards come in many forms, including storm surge, high winds, tornadoes, and flooding. This means it is important to have a plan that includes all of these hazards.

When a tropical storm or hurricane watch is issued, be sure to clear your yard of loose objects such as bicycles, lawn furniture, lawn ornaments, garbage cans, toys, etc. Be prepared... learn locations of official shelters; get cash; fill your car with gas; check emergency equipment such as generators, flashlights, radios and cell phone batteries; purchase water or clean containers for fresh drinking water; purchase food that will keep such as canned items; refill prescription drugs; put important documents in watertight containers or bags; make arrangements for your pets; review and be sure to have your homeowners insurance policies handy; purchase wood or prepare to install or close you hurricane panels or shutters.

The City of Sunrise has prepared a Hurricane Evacuation plan. The plan is in place for residents to review and use when preparing for hurricane season or impending storms, visit the website at www.sunrisefl.gov or contact the City's hurricane hotline at 954-578-6153 for more information. Additional resources and contacts:

Broward County Hurricane Hotline 954-831-4000 or 311

Florida Power & Light 954-797-5000

National Weather Service www.weather.gov

National Hurricane Center www.nhc.noaa.gov

American Red Cross www.redcross.org

FEMA www.fema.gov

American Red Cross regional hurricane shelters:

Park Lakes Elementary School 3925 N SR7, Lauderdale Lakes 33319

Plantation Elementary School 651 NW 42 Ave., Plantation 33317

Fox Trail Elementary School 1250 Nob Hill Road, Davie 33324

Contact the Humane Society at 954-989-3977 for information on pet friendly shelters.

