

# Welleby

[WWW.WELLEBY.NET](http://WWW.WELLEBY.NET)

Summer

NEWS  
VOLUME LXXV

Welleby Management Association Inc.  
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3489 Hiatus Road, Sunrise FL 33351  
email: [info@welleby.net](mailto:info@welleby.net)



**THE SUNRISE POLICE DEPARTMENT HAS NOTIFIED US THAT SUNRISE RESIDENTS HAVE BEEN TARGETED WITH AN IDENTITY SCAM WHICH IS BRINGING SUSPECTS TO THEIR RESIDENCES. INCIDENTS HAVE BEEN REPORTED WHERE VICTIMS ARE RECEIVING PHONE CALLS FROM PERSONS PRESENTING THEMSELVES AS FRAUD INVESTIGATORS OR EMPLOYEES OF A FINANCIAL**

**INSTITUTION. THE PERSON WILL EXPLAIN THAT THERE IS FRAUDULENT ACTIVITY ON THE VICTIMS CARD AND THE CHIP NEEDS TO BE REPLACED.**

**FINANCIAL INSTITUTIONS MAY CONTACT YOU IN REGARDS TO FRAUDULENT ACTIVITY HOWEVER THEY WILL NEVER ASK YOU FOR PERSONAL IDENTIFICATION INFORMATION AND THIS INFORMATION SHOULD NEVER BE GIVEN OUT TO ANYONE THAT CALLS YOU. IF YOU BELIEVE THERE MAY BE FRAUD ON ANY PERSONAL ACCOUNTS YOU SHOULD CONTACT YOUR BANK DIRECTLY. NEVER PROVIDE INFORMATION OVER THE PHONE AND DO NOT ALLOW ANYONE TO COME TO YOUR RESIDENCE. IF THIS OCCURS OR IF YOU HAVE ANY INFORMATION CONTACT SUNRISE POLICE 954-764-4357.**

**ALSO PLEASE REMEMBER NOT TO LEAVE VALUABLES IN YOUR CAR; ALWAYS LOCK YOUR CAR EVEN IF YOU WILL ONLY BE GONE FOR A MOMENT.**

Welleby is in the process of contacting owners to update our records. It is very important that we have 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](http://welleby.net) or contact us by email- [info@welleby.net](mailto:info@welleby.net). Also please visit our website for documents, forms, account balance and other helpful information and links. Please note we do not send correspondence out of the 48 continental states.



## 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

## COMPLIANCE COMMITTEE

Marti Argentino  
George Mora  
Etta Waltzer

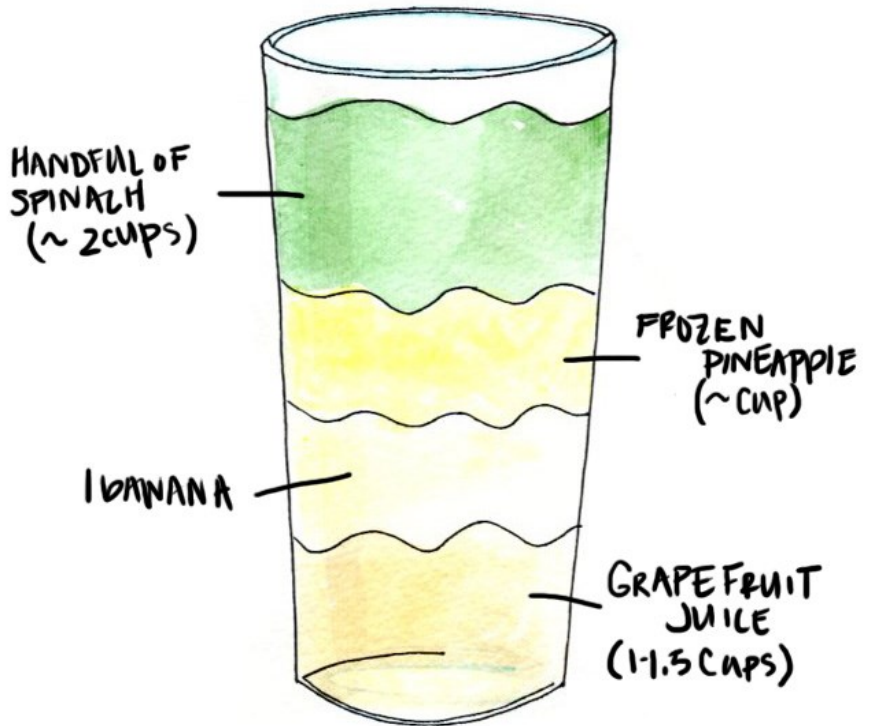
*We are in need of volunteers for the compliance committee; the time commitment is no more than 1 hour per month @ 6pm. Please contact the office if you are interested.*



Another reminder Welleby is no longer mailing coupon books; if there is a balance on your account you will receive a statement prior to each quarter.

The assessment is \$36.00 per quarter or \$144.00 to pay the year in full. If you are unsure of your balance please contact us.

## FRUITY GREEN SMOOTHIE



MIX ALL INGREDIENTS IN A BLENDER UNTIL SMOOTH. ADD ICE IF YOU WANT A COLDER SMOOTHIE! EXPERIMENT WITH DIFF. JUICE FLAVORS & OTHER FRESH OR FROZEN FRUITS.  
\* YOU CAN ALSO ADD IN PROBIOTICS, FLAX SEED OIL, & PROTEIN POWDER.

### Need help with your computer and/or printer ?



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

- \* Selection - Setup - Installation - Tutoring
- \* Microsoft - Apple - Android
- \* Basic Computing - Exploring the Internet
- \* E-Mail - Antivirus - Browsers - Photos - Skype

Just give me a call to get started

**Gregory L. Gendusa**  
Your Computer Coach  
**(954) 235-0431**  
GGendusa@ymail.com

### 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.*

## BULK TRASH DATES 2016 (once per month)

*sub associations may have alternate bulk pick up arrangements*



### East of Nob Hill/North of Oakland Park (A) 2<sup>nd</sup> 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

**Sept 13, Oct 11, Nov 8, Dec 13**

### East of Nob Hill/South of Oakland Park (B) 2<sup>nd</sup> Wednesday

Single Family Homes

**Sept 14, Oct 12, Nov 9, Dec 14**

**Special pick-ups may be arranged (at the owners expense); call Republic Services 954-583-1830.**

### West of Nob Hill/North of Oakland Park (C) 1<sup>st</sup> Saturday

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

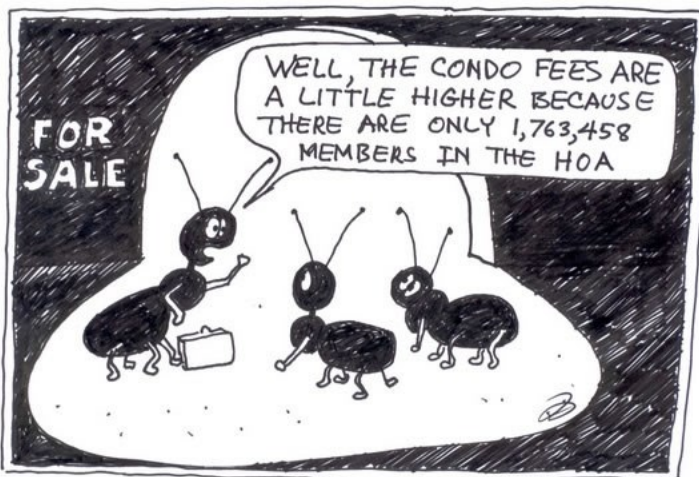
**Sept 3, Oct 1, Nov 5, Dec 3**

### West of Nob Hill/South of Oakland Park (D) 1<sup>st</sup> Friday

Single family homes, Daybreak and Westbridge

**Sept 2, Oct 7, Nov 4, Dec 2**

**REGULAR TRASH PICK UP DAYS ARE WEDNESDAY AND SATURDAY. PLEASE KEEP YOUR NEIGHBORHOOD LOOKING NEAT AND CLEAN BY STORING TRASH, TRASH CONTAINERS, RECYCLE BINS, DEBRIS, ETC OUT OF VIEW UNTIL THE NIGHT BEFORE THE SCHEDULED PICKUP.**



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.

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 AM form for Welleby (and your sub-association if applicable) prior to making any exterior changes. This process is to protect you 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.



Also please remember since it's rainy season, lawns need to be cut more often than in the winter months; please ensure your lawn is cut regularly so it does not exceed 6".

**WELLEBY MANAGEMENT ASSOCIATION INC.  
2017 PROPOSED OPERATING BUDGET**

	<b>BUDGET</b>	<b>PROPOSED</b>
	<b><u>2016</u></b>	<b><u>2017</u></b>
Assessment Income	649,728	649,728
Newsletter Income	1,000	1,000
Estoppel Income	36,000	36,000
Interest Income (bank)	2,000	4,500
Prior Year Surplus	219,263	214,778
<b>TOTAL INCOME</b>	<b>907,991</b>	<b>906,006</b>
Electricity	19,500	19,500
Water	2,800	3,400
Telephone/Internet	8,300	4,500
Dumpster	11,200	10,000
<b>TOTAL UTILITIES</b>	<b>41,800</b>	<b>37,400</b>
Electrical Repairs/Supplies	1,000	1,000
Fish stocking	500	500
Fence repairs	500	500
Fountain Maintenance	5,400	5,400
Fountain Repairs/Supplies	3,000	2,500
Gasoline	3,000	2,500
Irrigation Maintenance	4,500	4,500
Irrigation Repairs/Supplies	1,500	1,500
Lake/Canal Maintenance	15,600	15,600
Lawn Maintenance	32,000	32,000
Landscape Replacement/Extras	5,000	2,500
Maintenance Supplies/Equipment	1,500	1,000
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	3,000	3,500
Sign Maintenance/Repairs	0	500
Special projects	150,000	150,000
Tree Trimming	10,000	10,000
Truck Maintenance/Repair	1,000	1,000
<b>TOTAL EXTERIOR MAINT/REPAIR</b>	<b>280,310</b>	<b>277,310</b>



*The 2017 budget will be approved at the Board of Directors meeting to be held on October 26, 2016 @ 7pm at the Association's office – 3489 Hiatus Road.*

	<b>BUDGET 2016</b>	<b>PROPOSED 2017</b>
A/C Maintenance/Repair	1,000	750
Alarm Monitoring	320	320
Audit (year-end)	4,200	4,200
Bookkeeping (Financials, A/R, A/P)	37,080	37,080
Computer Technical Support	1,950	1,950
Computer Repairs/Supplies	5,000	5,000
Coupons	2,000	0
Legal fees- Association	5,000	3,500
Legal fees- Collection	3,000	3,000
Legal fees- Violation Enforcement	1,000	0
Licenses, Memberships & Permits	1,600	1,600
Postage & Folding Lease/supplies	7,550	7,550
Office Lease (CAM + water)	44,800	46,850
Office Equipment Repairs/Supplies	500	500
Office Supplies/Printing	7,500	8,500
Pest Control (office)	300	300
Pest Control (fountains)	320	320
Postage	10,000	12,000
Software subscriptions	1,600	1,600
Salaries/Taxes (5 employees)	220,000	220,000
Shredding	1,200	1,200
TOPS Software support	10,800	2,455
Website	1,079	1,079
Uniforms	750	750
Toshiba Lease/Maintenance/Supplies	15,000	15,000
<b>TOTAL OFFICE/ADMIN</b>	<b>383,549</b>	<b>375,504</b>
Insurance- Employee	15,000	28,192
Insurance- Association	72,732	73,000
Insurance- Workers Compensation	4,600	4,600
<b>TOTAL INSURANCE</b>	<b>92,332</b>	<b>105,792</b>
Contingency	10,000	10,000
Bad Debt	100,000	100,000
<b>TOTAL EXPENSES</b>	<b>907,991</b>	<b>906,006</b>

*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.*

**Greater Sunrise Chamber of Commerce  
In partnership with The City of Sunrise**

*Presents*

**THE SUNRISE BUSINESS EXPO**

10610 W. Oakland Pk. Blvd. (Sunrise Civic Center)

**September 22nd, 2016**

**2 p.m. - 8 p.m.**

**"Grow with Sunrise Business"**

**"Keep it Local" #SunriseBizExpo**

**ATTENDEE INFORMATION**

Attendees will be able to learn about Sunrise Businesses & all attendees will have a chance to win prizes!

**Sam's Club  
Gift Baskets**

**A SUNRISE  
COMMUNITY  
EVENT**

**Plus hourly prizes  
from exhibitors**

*must be present to win*

**FREE SAMPLES**

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**FREE TO ATTEND**

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**EXHIBITOR SPACES AVAILABLE**

Hurricane season is June 1st through November 30<sup>th</sup>. 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.

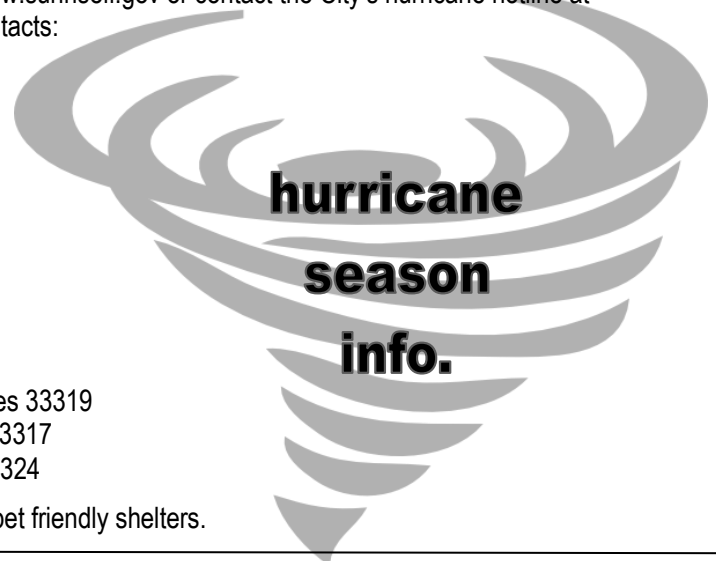
The City of Sunrise has prepared a Hurricane Evacuation plan. The plan is in place for residents to review and use when preparing for hurricane season or impending storms, visit the website at [www.sunrisefl.gov](http://www.sunrisefl.gov) or contact the City's hurricane hotline at 954-578-6153 for more 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](http://www.weather.gov)
- National Hurricane Center [www.nhc.noaa.gov](http://www.nhc.noaa.gov)
- American Red Cross [www.redcross.org](http://www.redcross.org)
- FEMA [www.fema.gov](http://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.





Raccoons are urban animals and encounters are very common. Raccoons are smart, curious, and like other wildlife in Florida, there is really no way to simply keep them away. However, there are some steps that can be taken:

- Don't leave pet food outside overnight.
- Make sure that outdoor tables and chairs (or anything else outside) do not have even a crumb on them when you retire for the night.
- Store trash indoors or outside in a container that can be locked (or place some type of heavy object such as a brick on the top) until trash is picked up. Keep any exterior trash containers clean and free of smell and store upside down when they are empty.
- Make sure all trash placed into the dumpster is securely sealed. If you have meat or other smelly food in the trash, double bag it and add a little bleach or strong cleanser on the bag outside before depositing it in the trash.
- As raccoons seek shelter as well as food, do not allow landscape material or grass to grow excessively in the rear yard and keep your area debris free.

The association is not responsible to handle nuisance wildlife; if you have a nuisance animal contact Critter Control (this is not a free service) at 754-701-1615.



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

Fax: 954.382.9770

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Davie, Florida 33317

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[afuhrman@allstatemanagement.com](mailto:afuhrman@allstatemanagement.com)

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**:The Sunrise Civic Center Has a Free Art Gallery!**

## Welleby is HOT!

**We Sold this in 1 Day!!!**



**3 Br / 2 Bth / Pool**



**3 Br / 2 Bth / Pool**



**3 Br / 2 Bth / 2 Car**

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ON ZILLOW**



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