

Welleby

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Happy Memorial Day!



Welleby Management Association Inc.
Phone: 954-749-6228 fax: 954-748-2440

3489 Hiatus Road, Sunrise FL 33351
email: info@welleby.net

BIG TRASH AND RECYCLE CONTAINERS AND DEBRIS NOT WHAT YOU WANT TO SEE ON THE FRONT PAGE OF YOUR COMMUNITY NEWSLETTER? IT'S ALSO THE LAST THING PEOPLE WANT TO SEE WHEN THEY COME HOME.



THE EASIEST WAY TO KEEP YOUR COMMUNITY LOOKING CLEAN AND NEAT IS TO KEEP TRASH, TRASH CONTAINERS, RECYCLE BINS & OTHER DEBRIS STORED OUT OF VIEW UNTIL THE NIGHT BEFORE PICK-UP (REGULAR TRASH IS PICKED UP EACH TUESDAY AND FRIDAY).

THIS MEANS STORED OUT OF VIEW– BEHIND A FENCE, IN THE GARAGE OR CONCEALED BEHIND LANDSCAPE MATERIAL.

NOT IN FRONT OF THE GARAGE OR ON THE SIDE OF THE HOUSE.



BULK TRASH PICK UP HAS INCREASED TO ONCE PER WEEK AND SHOULD BE STORED OUT OF STREET VIEW UNTIL AFTER 7PM THE NIGHT BEFORE PICK UP.

The assessment is \$36.00 per quarter. 2017 remaining assessments are due July 1 and October 1 (add \$72.00 to your balance, if any, if you wish to pay the year in full)

Checks or money orders may be mailed to the office or to the lockbox (if you have the pre-printed coupon from the bottom of your statement).

Payments may also be made online using a credit card or e-check:

WELLEBY.NET



Past due accounts will be turned over for collection. Please contact us if you are unsure of your balance.

The Welleby Management 2016 audit is complete and available to owners free of charge; contact the office to request a copy.

Community of Volunteers

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
Etta Waltzer
James DePelisi



- ◆ Board meetings are held at 7:00pm on the 4th Wednesday of each month at 3489 Hiatus Road.
- ◆ There is an open seat on the Board of Directors for an owner from Quadrant B (East of Nob Hill Rd & South of Oakland Park Blvd.).
- ◆ The Board is in need of volunteers for the compliance committee; the time commitment is no more than 1 hour per month .

For more information please contact the manager at propmgr@welleby.net.

Need help with your computer and/or printer ?

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OBSERVE THE SPEED LIMIT

The following revisions to the Rules, Regulations and Architectural Modification Guidelines were adopted 4/26/17. ALL exterior modifications require the prior written approval of Welleby (and your sub-association if applicable).

Below are only the sections that have been revised; please add these pages to your copy or the entire revised document may be obtained from the office or from our website- welleby.net.

5- Exterior décor and accessories: All lawn ornaments, statues and other decorative items require prior written approval of WMA- survey showing location, size and description of item(s) required.

- a) The total number of statues, pots or any other similar decorative item combined may not exceed 12 and may be permitted as follows pursuant to this section provided the total number of items does not exceed 12:
- b) There shall be no more than 5 statues per house/unit; statues shall not exceed 30” in height; statues must be placed inside a landscape bed or on a patio area. Statues must be of a tasteful nature and not offensive to an ordinary person.
- c) There shall be no more than 12 potted plants in decorative containers permitted in the front of a house/unit; pots shall not exceed 30” in height, must be arranged in a neat fashion and must reasonably blend with the color scheme of the home. Empty pots are not permitted with the exception of ceramic type decorative pots that are not intended to contain plant material.
- d) Wall ornaments not to exceed 4’ in diameter are permitted; maximum number of wall ornaments permitted per house/unit is 3.
- e) There shall be a maximum of 1 bird bath OR fountain in a front yard, installed in a landscaped area, not to exceed 3’ in height and 30” in width.
- f) There shall be a maximum of 2 lattice(s) per lot, not to exceed 8’ high by 4’ wide. Lattice must be maintained in good condition and shall be white, natural wood or painted one of the approved house/unit colors. Archway style lattice may not be used in front of a house/unit. Lattice may be used for decorative purposes only and may not be installed in front of or on the side of a home/unit to conceal trash containers, recycle bins or debris.
- g) There shall be no more than 2 benches or chairs and 1 table permitted in the front or visible area of a house/unit. No other furniture of any type may be place/stored on the front portion or visible area of the lot.
- h) Round curbstones, not to exceed 10” in diameter, may be installed in the swale area to prevent parking; curbstones may not be closer than 2’ on center and must be white. Triangle type/pointed curbstones are prohibited.

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).

- a) Temporary structures must be taken down and stored properly at least 48 hours prior to an impending tropical storm or cyclone.
- b) Permanent structures require a city permit. Structure may be natural wood, not painted or stained, or other such material approved by the city, however, structure shall be wood, metal, black or white wood structures shall be natural wood or painted/stained with a neutral color approved by WMA; metal structures shall be black, bronze or white.
- c) Fabric (if any) shall be a solid, neutral color in shades of only brown, tan, white or gray and must be maintained in good condition (no tears, missing material, mildew, etc.). No lights or decorative items may be hung from the outside of a gazebo.
- d) Only 1 canopy, pergola, gazebo or similar type structure per lot.
- e) Structure may not be larger than 12’ X 12’; maximum height is 10’ at highest point (peak) not including any decorative top vent or finial which shall not exceed 6”.

- f) Structure must be set back from the property line (or fence) at least 6' if visible from any street view.
- g) Umbrellas shall be a solid color in shades of only brown, tan, white, gray, green, terracotta or red.
- h) Plastic may not be used as roof or covering for any exterior structure.

12- Hurricane protection: All shutter installations require prior written approval of WMA and city permit- a color, brochure or sample showing color and survey showing location of proposed shutters is required.

- a) Aluminum awnings are prohibited.
- b) Accordion, PVC rolling shutters, rolls shades or storm panels are permitted. Colors may be white, beige or bronze to closest match the color scheme of the home.
- c) Bahama style shutters are permitted and must be painted to match the trim on the house/unit.
- d) Permanently installed tracks for removable panels must be painted to match the abutting wall.
- e) Shutters may not be installed or closed until 72 hours prior to an impending tropical storm and should be opened or removed within 72 hours after a storm has passed. Any additional hurricane protection including but not limited to wood and tape must be removed within 72 hours after a storm has passed.

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 of 15 shrubs & 2 trees in the front of each lot unless otherwise permitted or required by city code; additional trees may be required by city code.
- 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.
- c) Mulch may be installed without prior approval and shall be brown, gold, red, grey or black.
- d) Rock may be installed in landscape beds and tree rings only and shall be brown, tan, white, gray or black.
- e) Hedges of any kind shall be limited to a height of six (6) feet above the normal surface of the ground between the projection of the front of the main residential building thereof and rear boundary of each platted lot or parcel, and across the rear boundary thereof (no plant material shall be used to create a boundary or barrier on any front portion of any parcel or lot).
- f) Trees must be trimmed 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.
- g) No artificial flowers, shrubbery or trees are permitted.
- 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.

14- Landscape borders: Installation of landscape borders requires prior written approval of WMA- a survey showing proposed location of borders and a color picture, brochure or sample of the proposed border required.

- a) All borders on a particular house/unit must be of the same style and color and border material must be a solid color (no patterns allowed). Borders may be wood, stone, concrete or a material typically used as a border to hold in soil or mulch, not to exceed 18" in height. Only shades of brown, tan, terracotta, red, gray and white are permitted.
- b) Borders may be installed around landscape beds and trees only.

- c) Wire, wood, and plastic and other types of “decorative” borders are not allowed.
- d) Borders must be maintained in a clean and neat condition.

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) or limit the amount of colors permitted.

- a) Homes may not be painted with the same color scheme as a neighboring home.
- b) An approved paint color list has been adopted and may be updated from time to time. Only colors on the approved list may be used, unless otherwise required by a sub-association. Color combinations must be approved by WMA prior to painting. The color scheme should coordinate with the roof color and colors chosen should complement each other.
- c) The maximum number of colors on any house is 3, inclusive of tile and any other accent. No house may be painted entirely one color; there shall be a minimum number of 2 colors on any house.
- d) The flashing of the home/unit must be painted to match the abutting trim.
- e) Garage doors and front doors must be painted a solid color (no patterns allowed).
- f) Brick features or structures must be painted one sold color (no patterns allowed).
- g) Murals, designs or other types of paintings are not allowed on exterior walls or any other exterior surface.
- h) Mailbox must be white, black, natural wood, tan, brown or painted with approved house color (see section 16/Mailboxes).

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, black 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.



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 or e-check through the website.

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 either managed by the volunteer Board of Directors or by a Management company hired by the Board; contact information may be found on our website.

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 under the documents/forms tab on our website 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 Tuesday & Friday effective 1/1/17.

What day is bulk trash picked up? Every Tuesday effective 1/1/17.

When is the next Board of Directors meeting? Board meetings are held on the 4th Wednesday of each month at 7pm at 3489 Hiatus Road, Sunrise, FL 33351. Please check with the office during the holidays as sometime the dates do change. Homeowners are welcome and encouraged to attend.

WELLEBY NEWSLETTER AD RATES

BUSINESS CARD	\$45
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Contact FPL @ 954-797-5000 or visit FPL.com/save for more information; these links are also @ Welleby.net



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Phone: 954.382.9766

Fax: 954.382.9770

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