

Welleby

WWW.WELLEBY.NET



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

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

In the aftermath of Hurricane Irma, we understand that many residents have incurred damaged to their homes and exterior of their properties. Please be sure that you refer to the Rules, Regulations and Architectural Modifications Guidelines to ensure that repairs are in compliance.

The Rules, Regulations and Architectural Modifications Guidelines may be found on our website.

City permits are required for repairs including but not limited to fencing, roofing, and concrete work. For permit information contact the City at 954-572-2354 or visit WWW.SUNRISEFL.GOV (or link over from our webpage).

For residents with hurricane protection still in place please remove it as soon as possible. Residents with exposed pools must install temporary barriers.

Routine inspections will begin in November. Although evidence of Irma still exists, please help keep up the appearance of our community by cleaning roofs, sidewalks & fences, keeping grass cut and edged and landscaped areas mulched. Store your trash and recycle bins out of view on non-trash days.

Single family homeowners are responsible to remove storm debris that has not been removed by the City.

Dead and hazardous trees need to be removed as soon as possible; lots must still meet minimum tree requirements and trees may need to be replaced.

We realize that Hurricane Irma had a severe impact on our community and will continue to work with you during the recovery process.

Please contact us if you have any questions.



The 2018 assessment remains at \$36.00 per quarter (or \$144.00 to pay the entire year).

Payments may be made several ways:

- ◆ 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 after registering at Welleby.net
- ◆ Quarterly auto debit - form may be found on our website or obtained from the office.



The meeting to approve the 2018 budget will be held on Tuesday, December 5, 2017 @ 7pm at 3489 Hiatus Road (budget enclosed on pages 4-5).

Don't forget... November 5



President's Message

The Board of Directors of Welleby accepted me as a director in 1997. In 2003, the Board asked me to assume the role of President, a capacity in which I still serve. Until 2008, I worked as Director of Public Works for the City of Sunrise. Due to the responsibilities of that job, I was a first responder for every hurricane/tropical storm from Andrew in 1992 to Wilma in 2005.

But something occurred in the wake of Hurricane Irma, this year, that had never happened during my time of employment nor while serving on the Welleby Board. For the first time an elected official from the City of Sunrise called me to ascertain my view of conditions in our community after a storm. No other long-term Board Member could recall such outreach either. Remember that Welleby constitutes a large portion of the land and population of the city.

A day after Hurricane Irma, Commissioner Mark Douglas, who was elected in November 2016 by a large margin, contacted me in my capacity as the Board President. He called to ask how we were doing and to inquire if we needed any special assistance.

Commissioner Douglas also supported the Commission action authorizing storm debris pick up inside private communities along private roads.

On behalf of the Welleby, I extend a word of thanks to Commissioner Douglas. It seems that he fully appreciates the meaning of representative democracy.

Paul Callsen, President
Welleby Management Association Inc.

BOARD OF DIRECTORS

Paul Callsen- President
Bruno Condron- Vice President
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Kevin Sawyer- Secretary
Michael Dew- Director
Rey Garcia- Director
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Alethia Housen- Director
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Andy Yousif- Director



COMPLIANCE COMMITTEE

Marti Argentino
James DePelisi
Etta Waltzer

Board of Director's meetings are normally held on the 4th Wednesday of each month at 7pm at 3489 Hiatus Road (please consult the office or website as dates may change especially during the holiday season).

WELLEBY NEWSLETTER AD RATES

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

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THERE'S NO SUCH THING AS
POOP FAIRIES



Please clean up after your pets

**WELLEBY MANAGEMENT ASSOCIATION INC.
PROPOSED BUDGET 2018
BASED ON 4512 UNITS**

	2017 <u>BUDGET</u>	2018 <u>PROPOSED</u>
ASSESSMENT INCOME	649,728.00	649,728.00
FINE INCOME	0.00	0.00
LEGAL FEE REIMBURSEMENT	0.00	0.00
ADMIN FEE INCOME	0.00	0.00
LEGAL INTEREST INCOME	0.00	0.00
NSF CHARGE	0.00	0.00
WORK ORDER REIMBURSEMENT	0.00	0.00
NEWSLETTER INCOME	1,000.00	1,000.00
ESTOPPEL LETTER INCOME	36,000.00	40,000.00
PRIOR YEAR SURPLUS	218,486.00	216,586.00
BANK INTEREST INCOME	4,500.00	2,400.00
TOTAL REVENUES	909,714.00	909,714.00

	2017 <u>BUDGET</u>	2018 <u>PROPOSED</u>
A/C MAINTENANCE/REPAIR	750.00	750.00
ALARM MONITORING	320.00	320.00
AUDIT (YEAR END)	4,200.00	4,200.00
AUTO MAINTENANCE	1,000.00	1,000.00
BAD DEBT	100,000.00	100,000.00
BOOKKEEPING/FINANCIAL	37,080.00	33,600.00
COMPUTER MAINT/REPAIRS/SUPPLIES	6,950.00	7,000.00
CONTINGENCY	15,000.00	9,144.00
DUMPSTER LEASE	10,000.00	11,700.00
ELECTRICAL REPAIRS/SUPPLIES	1,000.00	500.00
ELECTRICITY	19,500.00	15,000.00
FENCE REPAIRS	500.00	500.00
FISH STOCKING	500.00	500.00
FOUNTAIN MAINTENANCE CONTRACT	5,400.00	5,400.00
FOUNTAIN REPAIRS/SUPPLIES	2,500.00	2,500.00
GAS	2,500.00	2,500.00
INSURANCE- ASSOCIATION	73,000.00	70,000.00
INSURANCE- EMPLOYEE	28,500.00	25,200.00
INSURANCE- WORKERS COMP	4,600.00	5,500.00
IRRIGATION MAINTENANCE CONTRACT	4,500.00	4,500.00
IRRIGATION REPAIRS/SUPPLIES	1,500.00	2,000.00
LAKE/CANAL MAINTENANCE CONTRACT	15,600.00	15,600.00

**WELLEBY MANAGEMENT ASSOCIATION INC.
PROPOSED BUDGET 2018
BASED ON 4512 UNITS**

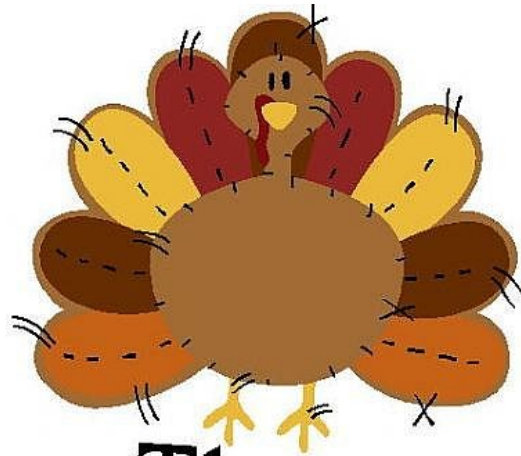
The 2018 assessment remains at \$36/quarter.



	<u>2017 BUDGET</u>	<u>2018 PROPOSED</u>
LANDSCAPE REPLACEMENT/EXTRAS	2,500.00	1,500.00
LAWN MAINTENANCE CONTRACT	32,000.00	32,000.00
LEGAL FEES- ASSOCIATION	3,500.00	1,500.00
LEGAL FEES- COLLECTION	1,000.00	1,000.00
LEGAL FEES- VIOLATION ENFORCEMENT	0.00	20,000.00
LICENSES, MEMBERSHIPS, PERMITS	1,600.00	1,600.00
MAINTENANCE SUPPLIES/EQUIPMENT	1,000.00	1,000.00
MULCH	12,000.00	12,000.00
OFFICE EQUIPMENT REPAIRS/SUPPLIES	500.00	500.00
OFFICE LEASE	46,850.00	50,500.00
OFFICE SUPPLIES/PRINTING	8,500.00	12,000.00
PARKING PATROL	24,960.00	26,000.00
PAYROLL EXPENSE	220,000.00	265,000.00
PEST CONTROL- FOUNTAINS	320.00	320.00
PEST CONTROL- OFFICE	300.00	300.00
PLAYGROUND MULCH	2,350.00	2,500.00
POSTAGE	12,000.00	12,000.00
POSTAGE/FOLDING MACHINE LEASE	7,550.00	7,550.00
PRESSURE CLEANING	3,500.00	3,500.00
REMEDIAL MAINTENANCE	3,500.00	1,000.00
SHREDDING	1,200.00	1,200.00
SIGN MAINTENANCE/REPAIRS	500.00	500.00
SOFTWARE SUBSCRIPTION/SUPPORT	4,455.00	4,500.00
SPECIAL PROJECTS	150,000.00	100,000.00
TELEPHONE/INTERNET	4,500.00	4,300.00
TOSHIBA LEASE	15,000.00	15,000.00
TREE TRIMMING	10,000.00	10,000.00
UNIFORMS	750.00	750.00
WATER	3,400.00	3,200.00
WEBSITE	1,079.00	1,080.00
TOTAL EXPENSES	909,714.00	909,714.00

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.

gobble
gobble
gobble



Happy Thanksgiving

ALGONQUIN
AMERICA
CANOE
COLONY
COOK
CORN
ENGLAND
FALL
FAMILY
FEAST
FREEDOM
GRAVY
HARVEST
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NEW WORLD
PATUXET
PIE
PILGRIMS
PLYMOUTH
PUMPKIN
PURITANS
SAIL
SAMOSET
SETTLERS
SICKNESS
SQUANTO
SQUASH
STUFFING
THANKSGIVING
TREATY
TURKEY
VOYAGE
YAMS

G	O	L	S	S	X	J	M	D	D	L	C	Q	Z	I	S
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O	A	G	B	R	E	S	H	C	E	H	Q	U	U	D	E
M	M	I	L	E	S	S	T	A	N	D	I	S	H	E	Y
A	V	O	Y	A	G	E	Z	R	Y	H	Z	E	G	E	A
S	U	J	M	T	N	M	A	Y	F	L	O	W	E	R	M
G	R	A	V	Y	S	D	X	W	Q	U	I	J	C	F	S





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 cover? 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 condo 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 (sub-associations may have a different schedule).

What day is bulk trash picked up? Every Tuesday effective 1/1/17 (sub-associations may have a different schedule).

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.

Andy Fuhrman
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