



Welleby Management Association Inc.
3489 Hiatus Road, Sunrise FL 33351

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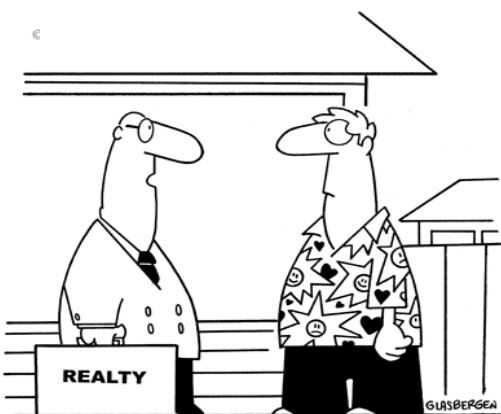
HOA Living is not for everyone...

A homeowner's association is an organization developed in order to manage a community of houses, townhouses or condominiums. When you buy a home that is part of a homeowner's association, or HOA, for short, you agree to live according to the association's rules and pay a fee that contributes to the overall maintenance and management of the community. Living in a neighborhood with a homeowner's association has its advantages and disadvantages which is why it's important to decide before you buy a home in an HOA whether you can live with rules.

Remember that the Board makes rules on your behalf- to protect your investment. Please see pages 6-7 for commonly violated rules (full Rules, Regulations and Architectural Modification Guidelines may be found @ Welleby.net or obtained from our office).

Pro: The HOA sets the standards for your home. If the standard for your home is high and you maintain your home in a first class condition, and all of the regulations and guidelines seem reasonable to you, HOA living is right for you.

Con: The HOA sets the standards for your home. The association may determine what is an acceptable appearance for your home. Paint colors, the types of vehicles permitted, how often you clean your roof or mow your lawn, the landscaping of your front yard and how you decorate your home's exterior for the holidays is regulated. If this is not how you wish to live, you may want to consider other housing options.



"I think the seller will accept your offer, but the Homeowners Association will never approve that shirt."

Pro: An HOA can help with disputes between neighbors. One advantage of an HOA is mediating disputes between neighbors. So, for instance, we may contact a neighbor about a noisy dog or loud party. Although we encourage neighbor interaction, we are always available to help.

Con: Falling behind on HOA dues can lead to foreclosure. Make sure your HOA fees are in your budget. A HOA can move to foreclose on your property if you fail to pay its dues and/or associated late fees. If you've fallen behind on payments, please contact Welleby immediately.

Pro: An HOA manages common areas. Welleby is responsible for maintenance of the lakes, Welleby Palms Park, the fountains on Oakland Park Blvd, multiple signs and adjacent landscaping as well as lawn & landscaping at miscellaneous areas throughout Welleby. If you live in a sub-association, your sub-association may maintain the common areas inside that sub-association.

THANK YOU VETERANS



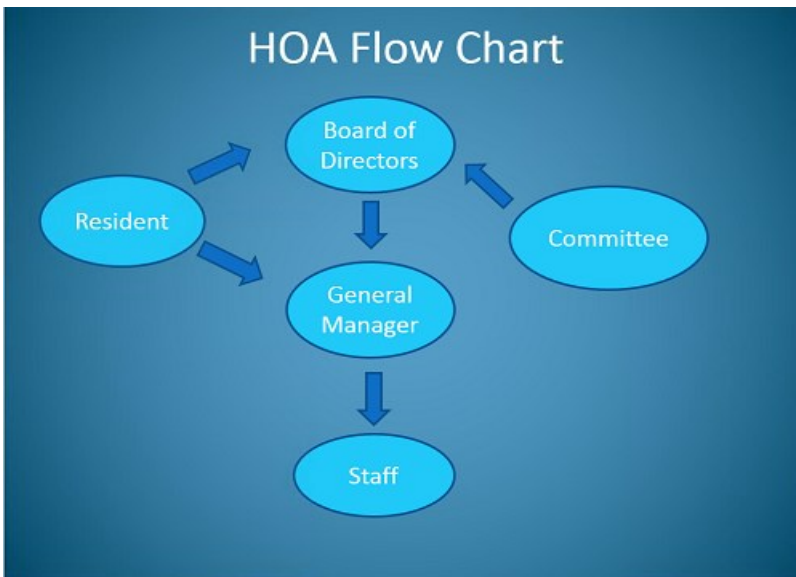
Honoring All Who Served
NOVEMBER 11

The 2019 assessment remains at \$36.00 per quarter. The proposed budget, meeting date and payment options may be found on pages 4-5.

Daylight-saving time ends

- Turn your clock back one hour tonight before going to bed.
- It's also time to change batteries in your smoke detectors.





YOUR BOARD OF DIRECTORS

- Paul Callsen- President**
- Bruno Condron- Vice President**
- Melodee Lokos- Treasurer**
- Kevin Sawyer- Secretary**
- Rey Garcia- Director**
- Juan Gisbert- Director**
- Alethia Housen- Director**
- Emilio Maicas- Director**
- Andy Yousif- Director**
- Diana Evans- Director**

Remember your Board of Directors are all volunteers and owners at Welleby and are not compensated for their service.

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).



FOR THE COMPLIANCE COMMITTEE. THE PURPOSE OF THIS COMMITTEE IS TO REVIEW AND APPROVE FINES IMPOSED FOR VIOLATIONS OF THE RULES, REGULATIONS AND GOVERNING DOCUMENTS.

MEETINGS ARE HELD ONCE PER MONTH AND SHOULD NOT TAKE MORE THAN ONE HOUR OF YOUR TIME. IF YOU ARE AN OWNER AND ARE INTERESTED PLEASE CONTACT THE OFFICE.

WELLEBY NEWSLETTER AD RATES

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

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KEEP IT CLASSY... HIDE THE TRASHY

Keep it clean by storing your trash and recycling carts out of street view once they have been emptied. IT'S FREE.

Tues & Fri: Regular trash pick-up

Tues: Bulk trash pick-up

Tues: Recycle pick-up

Sub-associations may have a different pick-up schedule if dumpsters are provided.

**WELLEBY MGMT ASSOCIATION INC
PROPOSED OPERATING BUDGET 2019**

	2018	2019
REVENUES	BUDGET	PROPOSED
ASSESSMENT INCOME	649,728.00	649,584.00
NEWSLETTER INCOME	1,000.00	1,000.00
ESTOPPEL LETTER INCOME	40,000.00	40,000.00
PRIOR YEAR SURPLUS	216,586.00	219,669.00
BANK INTEREST INCOME	2,400.00	3,500.00
TOTAL REVENUE	909,714.00	913,753.00

	2018	2019
EXPENSES	BUDGET	PROPOSED
A/C MAINTENANCE/REPAIR	750.00	750.00
ALARM MONITORING	320.00	320.00
AUDIT (ANNUAL)	4,200.00	4,200.00
AUTO MAINTENANCE	1,000.00	1,000.00
BAD DEBT	100,000.00	65,000.00
BOOKKEEPING/FINANCIALS	33,600.00	33,600.00
COMPUTER CONTRACT/REPAIRS/SUPPLIES	7,000.00	7,000.00
CONTINGENCY	9,144.00	20,000.00
DUMPSTER LEASE	11,700.00	11,700.00
ELECTRICAL REPAIRS/SUPPLIES	500.00	500.00
ELECTRICITY	15,000.00	15,000.00
FENCE REPAIRS	500.00	500.00
FISH STOCKING (ANNUAL)	500.00	500.00
FOUNTAIN MAINTENANCE CONTRACT	5,400.00	5,400.00
FOUNTAIN REPAIRS/SUPPLIES	2,500.00	2,500.00
FOUNTAIN DRAIN/CLEANING (ANNUAL)	0.00	5,000.00
GAS	2,500.00	2,500.00
INSURANCE- ASSOCIATION	70,000.00	76,000.00
INSURANCE- EMPLOYEE	25,200.00	27,000.00
INSURANCE- WORKERS COMP	5,500.00	5,000.00
IRRIGATION MAINTENANCE CONTRACT	4,500.00	4,500.00
IRRIGATION REPAIRS/SUPPLIES	2,000.00	2,000.00
LAKE/CANAL MAINTENANCE CONTRACT	15,600.00	15,600.00



***THE 2019
ASSESSMENT
REMAINS THE
SAME—
\$36.00/QUARTER***

THE BUDGET OF THE ASSOCIATION PROVIDES FOR LIMITED VOLUNTARY DEFERRED EXPENDITURE ACCOUNTS, INCLUDING CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE, SUBJECT TO LIMITS ON FUNDING CONTAINED IN OUR GOVERNING DOCUMENTS. BECAUSE THE OWNERS HAVE NOT ELECTED TO PROVIDE FOR RESERVE ACCOUNTS PURSUANT TO SECTION 720.303(6), FLORIDA STATUTES, THESE FUNDS ARE NOT SUBJECT TO THE RESTRICTIONS ON USE OF SUCH FUNDS SET FORTH IN THAT STATUTE, NOR ARE RESERVES CALCULATED IN ACCORDANCE WITH THAT STATUTE.

2019 BUDGET

EXPENSES continued	2018 BUDGET	2019 PROPOSED
LANDSCAPE REPLACEMENT/EXTRAS	1,500.00	1,500.00
LAWN MAINTENANCE CONTRACT	32,000.00	35,000.00
LEGAL FEES- ASSOCIATION	1,500.00	1,500.00
LEGAL FEES- COLLECTION	1,000.00	1,000.00
LEGAL FEES- VIOLATION ENFORCEMENT	20,000.00	20,000.00
LICENSES, MEMBERSHIPS, PERMITS ETC	1,600.00	1,600.00
MAINTENANCE SUPPLIES/EQUIPMENT	1,000.00	1,500.00
MULCH	12,000.00	12,000.00
OFFICE EQUIPMENT REPAIRS/SUPPLIES	500.00	500.00
OFFICE LEASE	50,500.00	52,344.00
OFFICE SUPPLIES/PRINTING	12,000.00	10,000.00
PARKING PATROL	26,000.00	24,600.00
PEST CONTROL- FOUNTAINS	320.00	320.00
PEST CONTROL- OFFICE	300.00	300.00
PLAYGROUND MULCH (ANNUAL)	2,500.00	2,600.00
POSTAGE	12,000.00	12,000.00
POSTAGE/FOLDING MACHINE LEASE	7,550.00	7,550.00
PRESSURE CLEANING	3,500.00	10,000.00
REMEDIAL MAINTENANCE	1,000.00	0.00
SALARIES/TAXES	265,000.00	265,000.00
SHREDDING	1,200.00	1,200.00
SIGN MAINTENANCE/REPAIRS	500.00	500.00
SOFTWARE/COMPUTER SUBSCRIPTIONS	4,500.00	6,000.00
SPECIAL PROJECTS	100,000.00	100,000.00
TELEPHONE/INTERNET	4,300.00	4,300.00
TELEPHONE/RADIOS		3,150.00
TOSHIBA LEASE	15,000.00	15,000.00
TREE TRIMMING	10,000.00	12,500.00
UNIFORMS	750.00	1,000.00
WATER (FOUNTAINS)	3,200.00	3,200.00
WEBSITE	1,080.00	0.00
TOTAL EXPENSES	911,732.00	913,753.00

- ◆ **The budget will be approved November 14, 2018 @ 7pm at 3489 Hiatus Road.**
- ◆ **The 2019 assessment remains at \$36.00 per quarter due on the first of January, April, July and October. Welleby will mail a statement when you have a balance due.**
- ◆ **This budget does not include any assessments due to sub-associations (if applicable).**
- ◆ **To avoid forgetting about the quarterly payment and incurring a late fee, many owners choose to pay the year in full. The total due for the year of 2019 is \$144.00.**
- ◆ **Ways to pay: Check or Money Order, Online by e-check or credit card or Auto-debit .**

BELOW IS A SUMMARY OF SOME REGULATIONS THAT ARE COMMONLY BROKEN. PLEASE VISIT WELLEBY.NET FOR THE FULL BOOK OF RULES, REGULATIONS & ARCHITECTURAL MODIFICATION GUIDELINES. ** IF YOU LIVE IN A SUB-ASSOCIATION THEY MAY HAVE MORE RESTRICTIVE REGULATIONS

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).

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.

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.

Only 1 canopy, pergola, gazebo or similar type structure per lot. Structure may not be larger than 12' X 12'; maximum height is 10' at highest point (peak). Structure must be set back from the property line (or fence) at least 6' if visible from any street view.

8- Fencing: Prior written approval of WMA and city permit required for any type of fence installation- a survey showing proposed location of fence is required.

Boundary fencing must be 6' wood, standard or executive shadowbox style and may not be painted or stained with any color (unless required by the applicable sub-association). Double gates are permitted, however, no boat, trailer or any other type of vehicle may be parked or stored in a rear yard. Gate(s) shall not exceed 4' in width and shall have a flat top; the total opening for double gated area shall not exceed 8'. All hardware and supports shall be on the inside of the fence.

10- Gutters: Gutters require prior written approval of WMA; a city permit is not required. Gutters and downspouts shall be metal, aluminum or fiberglass or such other approved material and shall be painted to match the wall or area of the house/unit to which they are affixed. Water dispersed by downspouts shall be directed so that it does not create or exacerbate water drainage issues on neighboring properties

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 requires a city permit.

There shall be a minimum of 15 shrubs & 2 trees in the front of each lot of a single family home (with a few exceptions); additional trees may be required by city code.

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.

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.

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.

28- Sidewalks:

Sidewalks may not be painted, stained, widened or altered in any way.

Single family owners are responsible to keep sidewalk clean and repair the sidewalk abutting their lot (including the side if applicable).

Repairs require city of Sunrise permit.

29- Signs: Signs are prohibited with the following exceptions:

Signs that specifically state "Bad dog" are permitted with prior written approval from WMA (owner must sign and submit the Association's architectural application for "bad dog" signage), subject to the following conditions: 1 sign per gate; sign must be rectangular and no larger than 14" wide by 10" high; sign must specifically state the words "bad dog"; no picture/images allowed on sign; sign must be installed on the fence at least 4' from ground proximate to the gate; sign must be maintained in good condition.

Any owner may display 1 sign of reasonable size provided by a contractor for security services within 10 feet of the entrance to the house/unit.

Any owner may display sign(s) that read "no soliciting" and/or "no trespassing" (maximum of 1 of each), provided signs do not exceed 2" X 8" each or 5" X 10" combined. Sign(s) shall be mounted on the front door or on a wall in close proximity to the front door only.

Political signs are permitted to be placed on a lot not more than 30 days prior to an election under the following conditions: Only 1 sign per candidate and/or 1 sign per amendment or related issue; sign(s) may be installed only for elections/issues that are on the ballot for the precinct in which the residence lies; sign dimensions may not exceed 18" X 24"; sign(s) must be removed the day following the election; sign(s) may only be placed on an owners lot, not on any common area, swale area and not affixed to any structure or fence.

30- Trash: All trash, garbage and other waste, including bulk pickup items, shall be stored out of street and neighbor view (in the garage, behind a fence or reasonable concealed with landscape or other approved material) except when placed out for pick-up. Trash and recycle containers shall be provided by the City of Sunrise. Containers shall be placed curbside easily accessible to the trash contractor, but not on any street or sidewalk. Trash and trash containers shall not be placed curbside earlier than 7:00 pm on the night before the scheduled pick up, and all containers and uncollected trash/items shall be removed from view no later than 7:00 pm on the pick-up day. Lots shall be kept free of debris and trash at all times.

32- Vehicles: Vehicles in violation of this section may be towed or booted at the owners' expense.

Recreational vehicles (boats, trailers, campers, RVs, etc.) are prohibited to be parked overnight on any portion of any lot or common area in Welleby.

Commercial vehicles are prohibited unless performing work on property, and are hereby defined as:

- 1) Vehicles with lettering, pictures, artwork, racks, equipment or other item used for commercial purposes including trailers of any kind
- 2) Vehicles that are designed, intended or used for transportation of goods, things or persons (for profit)

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.

Vehicle repairs, other than changing flat tires, are not permitted on any portion of any lot.

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.

No vehicle shall be parked in such a way that it impedes vehicular or pedestrian traffic or view.

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.

Vehicles may not be parked on any portion of the lawn except the swale area as provided above.

33- The Lakes in Welleby: Boating, fishing and swimming in the lakes and waterways within Welleby is prohibited. No dock or other structure that extends into any Welleby waterway is permitted.

34- Animals: Dogs shall not be permitted to howl or bark excessively or disturb the sleep or peace of any neighbor.

The owner shall immediately remove dog droppings from any neighboring lawn, public right-of-way, including sidewalks and swales, association common area and/or any other area not belonging to the owner of the animal.



**IF YOUR DOG POOPS...
AND NOBODY IS WATCHING...
YES, YOU STILL NEED TO PICK IT UP**



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