

Welleby



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

Phone: 954-749-6228 fax: 954-748-2440
Email: info@welleby.net
Website: WWW.WELLEBY.NET

It is Spring cleaning time and nice to see so many owners are improving and beautifying their homes.

It's a great time to weed your lawn and landscape areas, add mulch and replace sod if needed. In addition to other routine maintenance items, sidewalks and walkways should be clean and free of trip hazards (see page 4 for sidewalk repair information).



We at Welleby are here to help. If you need any assistance—whether it's a question about a notice you may have received or a question about paint colors, please call the office or stop by. Office hours are Monday thru Friday from 9am-5pm.

Don't forget 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 includes but is not limited to landscape changes, painting, fencing & roof replacement. The guidelines as well as the AM form may be found on our website or obtained from our office.

Also a reminder that certain projects may require a city of Sunrise permit, including the trimming of trees, which should be done prior to the beginning of hurricane season. Additional hurricane information may be found on page 4.

The 2019 assessment remains at \$36.00 per quarter (or \$144.00 to pay the entire year).

Payments may be made several ways:

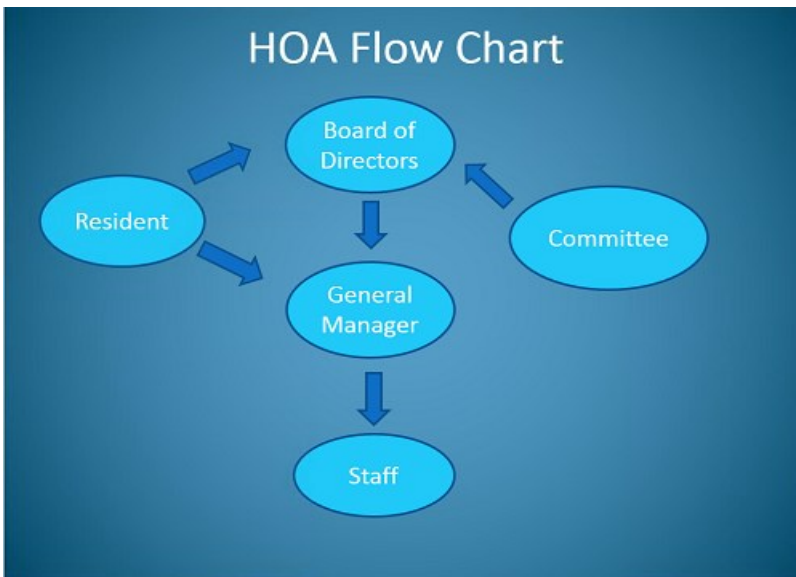
- ♦ Checks or money orders may be mailed to the office or to the lockbox (if you have the pre-printed coupon from the bottom of your statement).



- ♦ Payments may also be made online using a credit card or e-check after registering at Welleby.net (additional fees apply).
- ♦ Quarterly auto debit - form may be found on our website or obtained from the office.



★ ★ ★ HAPPY ★ ★ ★
MEMORIAL DAY
REMEMBER AND HONOR
★ ★ ★ ★ ★ ★ ★ ★ ★ ★



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**
- Elizee Milhomme- 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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Need help with your computer and/or printer ?

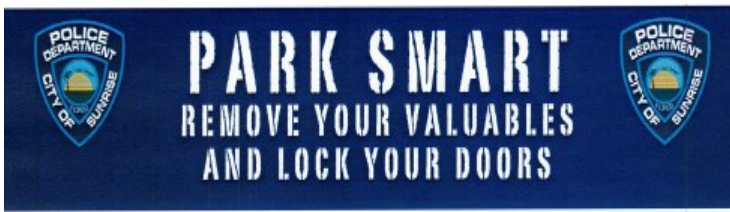


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Your Computer Coach
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GGendusa@ymail.com**



Theft of property from a vehicle is a common crime, yet this is a very easy crime to prevent.

**DON'T BE A VICTIM!
REMOVE YOUR VALUABLES**

**IF YOU SEE SOMETHING,
YOU HEAR SOMETHING
SUSPICIOUS
CALL THE POLICE
IMMEDIATELY**

**NON-EMERGENCY
954-764-HELP
954-764-4357
EMERGENCY - DIAL 911**



Thank you to the city of Sunrise PD for hosting the surprise pop-up BBQ at Welleby Palms Park on April 16.

Over 300 residents were in attendance.

SIDEWALK MAINTENANCE

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. Every owner should inspect and take corrective action without having to be notified by the association.



Please inspect the sidewalk abutting your home. If 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, a city permit is still required.



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.



If you are a single family owner or live in a unit where you are responsible for the trees on your lot, it is important that

the trees are properly trimmed prior to hurricane season. The city of Sunrise requires a permit for tree trimming. Contact the city at 954-746-3281 or visit their website at SUNRISEFL.GOV for permit information.

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. To receive Sunrise-specific emergency notifications on your phone, register for CodeRED at www.sunrisefl.gov. Additional resources and contacts:

Broward County Hurricane Hotline 954-831-4000 or 311
National Weather Service www.weather.gov
American Red Cross www.redcross.org

Florida Power & Light
National Hurricane Center
FEMA

954-797-5000
www.nhc.noaa.gov
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.



word scramble

1. NIAR _____
2. AESETR _____
3. CHRAM _____
4. TFRBLTEYU _____
5. IETK _____
6. UTLIP _____
7. DBIRS _____
8. RNWIOAB _____
9. EEGRN _____
10. NSPUORGIT _____
11. EFOSRWL _____
12. SBSMLOO _____
13. AMRW _____
14. SANESO _____
15. DASYI _____
16. ILARP _____
17. SASRG _____
18. AMY _____
19. HNNUEISS _____
20. INCPIC _____

ANSWERS MAY BE FOUND AT WELLEBY.NET

**FREQUENTLY
ASKED
QUESTIONS**

How much is the Welleby Management assessment? \$144 per year due in quarterly payments of \$36.00 the first day of January, April, July and October. 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? Please see cover for payment options.

What is the assessment used for? Welleby is a “master” homeowners association consisting of over 4500 single family homes, townhomes, condos 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? YES. Commercial vehicles are not permitted unless a vendor is working on the property. Recreational vehicles are not permitted to be parked overnight. Please see the Rules, Regulations and Architectural Modification (AM) Guidelines for more detailed information.

Does Welleby Management require prior approval for purchases or leases? There is a one page application/disclosure the buyer is required to complete. There is no transfer or approval fee. However if the house/unit is in a sub-association that association may require approval or screening.

How do I contact my sub-association? Each association is a separate corporation– contact information may be found on page 7 of this newsletter or you may click on the sub-associations tab at Welleby.net for additional information (information is updated as provided to Welleby by the individual sub-associations).

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 at 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? Residential curbside trash is picked up by Republic Services every Tuesday & Friday effective.

What day is bulk trash picked up? Residential curbside bulk is picked up by Republic Services every Tuesday. If you live in a condo or townhome community contact your sub-association for bulk trash pick up information.

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



Sub Association contacts

HOMEOWNERS ASSOCIATIONS AND CONDOMINIUMS

Grenadier Lakes: W Broward Mgmt 954-581-8686

Hills of Welleby: Empire Mgmt 954-553-0752

Isles of Welleby: Self Managed 954-816-8506

Lago Welleby (Sugar Bay): A&W Prop Mgmt 954-916-2458

Landings, The: J&L Prop Mgmt 954-753-7966

Nob Hill @ Welleby Condo: J&L Property Mgmt 954-753-7966

Nob Hill @ Welleby Master: Assn Svcs of FL 954-922-3514

Origins: Phoenix Mgmt 954-640-7070

Palm Isles HOA: Miami Mgmt 954-846-7545

Rhapsody HOA: Empire Mgmt 954-553-0752

Southpointe: Empire Mgmt 954-553-0752

Sunrise Island #1: Self Managed 954-410-5505

Sunrise Island #2: Self Managed 754-235-5901

Sunrise Island #3: Self Managed 954-747-0909

Villa Welleby: Empire Mgmt 954-553-0752

Villas de Venezia: Jackson Lastra 954-876-1131

Welleby Isles: Self Managed 954-749-8036

Welleby Lakes: wellebylakes@gmail.com

Welleby Shores: Miami Mgmt 954-846-7545

Welleby Springs: CCM 954-718-9903

Westbridge HOA: Self Managed 954-443-7880

Winding Lake #1: J&L Prop Mgmt 954-753-7966

Winding Lake #2: J&L Prop Mgmt 954-753-7966

RENTAL COMMUNITIES

The Rise: 954-765-6826

Townhome Village @ Welleby Park: 954-749-9799

Water Terrace: 954-748-1222

Waters Edge: 954-749-0405

Welleby Lake Club: 954-572-5555



Andy Fuhrman

Phone: 954.382.9766

Fax: 954.382.9770

6900 SW 21st Court . Building 9
Davie, Florida 33317

www.allstatemanagement.com

afuhrman@allstatemanagement.com

IF YOUR DOG POOPS...

AND NOBODY IS WATCHING...



**YES, YOU
STILL NEED TO
PICK IT UP**

RE/MAX



BYERS 4 HOMES

SINCE 1984



YOUR WELLEBY SPECIALISTS
MARK, ANN MARIE, AND ZACK BYERS

ASK ABOUT OUR 4.5% COMMISSION!



SOLD \$335,000



PS \$364,900!



SOLD \$356,000

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AND INTEREST RATES ARE DOWN
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