

Welleby



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

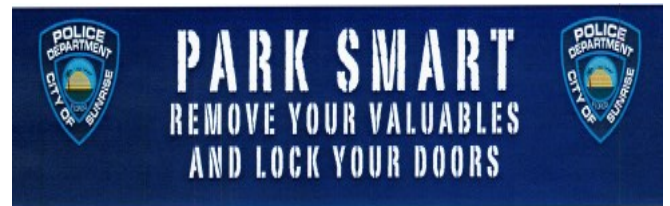
Phone: 954-749-6228 fax: 954-748-2440
Email: info@welleby.net
Website: WWW.WELLEBY.NET

No increase for 2020



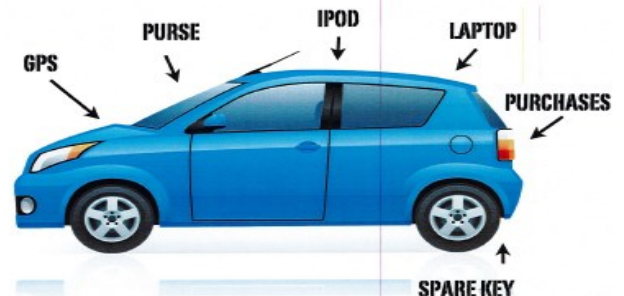
The assessment will remain at \$36.00 per quarter (144.00 per year). The meeting to approve the 2020 budget will be held on November 13, 2019 at 7pm at 3489 Hiatus Rd.

Please see pages 6-7 for the 2020 proposed budget and ways to pay your assessment).



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**



FIRE STATION

Trick or Treat

OCTOBER 31, 5PM-8PM

Sunrise families with children in preschool through fifth grade are invited for safe Halloween fun.

- ◆ Station #39- 6800 Sunset Strip (Village Civic Center)
- ◆ Station #59- 8330 NW 27 Place (by Home Depot on University Drive)
- ◆ Station #72- 10490 W Oakland Pk Blvd (next to Public Safety Building)
- ◆ Station #83- 60 Weston Road (New River Civic Center)
- ◆ Station #92- 13721 NW 21 Street (off 136 Ave across from Sawgrass Mills)

Police and Fire-Rescue personnel will help hand out treats.

Children must be accompanied by a responsible adult at all times.

Call 954-747-4600 for more information.

FREE PAINT for single family homeowners is being offered by the city of Sunrise (please note not all colors provided will be approved by Welleby).

For more information email paint@sunrisefl.gov



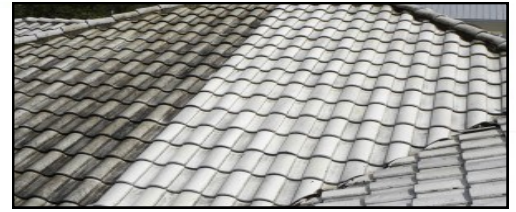
VETERANS DAY



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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

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

Compliance committee hearings are held prior to the Board meeting at 6:30pm.



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**



WHAT IS A HOMEOWNERS ASSOCIATION AND WHY ARE THERE RULES?

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 by the association's rules and pay a fee that contributes to the overall maintenance and management of the community.

Remember that the Board makes rules on your behalf- to protect your investment. The staff or volunteers you see occasionally walking around the community with clipboards and cameras are the association's staff. They're inspecting the property to ensure that everything is working properly, that conditions are safe, and that nothing is reducing property values.

In short, they're making sure policies and rules are being followed—from pet behavior, parking and unkempt lawns to improper exterior modifications and more. They field complaints from fellow homeowners and, if necessary, remind you (or your neighbor) when a rule has been overlooked. Please remember that it is the responsibility of each owner to ensure their home and lot are being properly maintained- it is not the responsibility of the Association to remind or notify you.

Most issues are easily resolved. If not, the next step is a hearing before the compliance committee—we want to hear your side of the story. Those who continue to ignore notices and rules may be fined, or worse. The most serious cases may end up in court, though we try very hard never to get to that point. When you purchased your home in our common-interest community, you became contractually bound to abide by the covenants that protect the association.

Please visit our website at Welleby.net to review the Rules, Regulations and Architectural Modification Guidelines (or contact our office for a copy) and ensure your home and lot are in compliance. Please do not hesitate to email or call the office (contact information may be found on the cover). Thank you.



Hurricane season reminders....

Per city of Sunrise code and Welleby regulations, hurricane protection may not be installed or shutters closed until 72 hours prior to an impending storm and must be removed (or shutters opened) within 72 hours after a storm has passed.

If you live in a single family home or townhome with trees on your lot, please do not wait until the last minute to trim your trees— tree trimming requires a city of Sunrise permit and should be done by a licensed tree trimmer. Contact the city @ 954-746-3270 for permit information.

Secure or bring in all loose items.

Bulk items and tree debris should not be placed out prior to a storm.

Hurricane season ends November 30.

Sunrise also uses the CodeRED notification system to alert residents in the event of a hurricane, boil water order, or other emergency. Register now by visiting www.bit.ly/SunriseCodeRED. It's simple to sign up online, and you can decide how you want to be contacted – by phone, by text, and/or by email. The City's emergency radio station – 1610AM – is an additional source of information.



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



PERFERED CUSTOMER 40% DISCOUNT

WELLEBY RESIDENTS

Stop in at your local PPG Paints Store and take advantage of 40% off retail pricing on all paints and sundries. Bring in this flyer and tell one of the associates at the counter, about the WELLEBY account.



WELLEBY ASSOCIATION

Exclusively for the
Welleby Residents

Knowledgeable
customer service
Free Delivery

40% off retail pricing
on all paint and
sundries.

PPG PAINTS

10111 W OAKLAND PARK
BLVD SUNRISE 33351
954-616-8092
Rep Contact-954-540-4762

Monday-Friday 7AM-5PM

Saturday 8AM-12PM



Garbage cans, recycle bins, debris and bulk items left in view bring down the appearance of your community.

A simple no cost way to keep your area looking neat and clean is to store trash cans, recycle containers and other debris out of street view (in the garage, behind the fence or reasonable concealed with landscape material).

Keep containers closed and clean to avoid rodents and maggots.

Garbage, garbage cans and/or recycle bins should not be put curbside until the night before the scheduled pick up (regular trash pick up days are Tuesday and Friday).

Bulk trash is picked up each Tuesday and should not be placed curbside until Monday evening.

If you live in a sub-association please check with them regarding bulk pick up arrangements.

SIDEWALK MAINTENANCE

Single family (and some townhome) 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 without 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 (city permit is required).



IT'S TIME FOR YOUR DRIVEWAY MAINTENANCE SEALCOAT

CALL NOW

To Get Scheduled



LOCAL DRIVEWAY RESTORATION

786.265.7414

FAST FRIENDLY FREE ESTIMATES
YOUR REFERRAL IS GREATLY APPRECIATED.

**WELLEBY MGMT ASSOCIATION INC
2020 PROPOSED OPERATING BUDGET**

Revenues	2019	2020
ASSESSMENT INCOME	649,584.00	649,584.00
MISC INCOME	0.00	0.00
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	40,000.00	50,000.00
PRIOR YEAR SURPLUS	218,950.00	207,450.00
BANK INTEREST INCOME	3,500.00	5,000.00
REIMB BANK CHARGES	0.00	0.00
Total Revenue	913,034.00	913,034.00

Expenses	2019	2020
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	1,400.00
BAD DEBT	65,000.00	50,000.00
BOOKKEEPING/FINANCIALS	33,600.00	33,600.00
COMPUTER CONTRACT/REPAIRS/SUPPLIES	7,000.00	7,000.00
CONTINGENCY	20,000.00	23,500.00
DUMPSTER LEASE	11,700.00	12,200.00
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)	5,000.00	5,000.00
GAS	2,500.00	2,500.00
INSURANCE- ASSOCIATION	76,000.00	81,000.00
INSURANCE- EMPLOYEE	27,000.00	27,000.00
INSURANCE- WORKERS COMP	5,000.00	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
LANDSCAPE REPLACEMENT/EXTRAS	1,500.00	1,500.00
LAWN MAINTENANCE CONTRACT	35,000.00	35,000.00
LEGAL FEES- ASSOCIATION	1,500.00	1,000.00
LEGAL FEES- COLLECTION	1,000.00	150.00
LEGAL FEES- VIOLATION ENFORCEMENT	20,000.00	20,000.00
LICENSES, MEMBERSHIPS, PERMITS ETC	1,600.00	1,600.00
MAINTENANCE SUPPLIES/EQUIPMENT	1,500.00	2,000.00
MULCH	12,000.00	12,000.00
OFFICE EQUIPMENT REPAIRS/SUPPLIES	500.00	1,000.00
OFFICE LEASE	52,344.00	52,794.00
OFFICE SUPPLIES/PRINTING	10,000.00	10,000.00

**WELLEBY MGMT ASSOCIATION INC
2020 PROPOSED OPERATING BUDGET**

Expenses	2019	2020
PARKING PATROL	24,600.00	24,600.00
PEST CONTROL- FOUNTAINS	320.00	320.00
PEST CONTROL- OFFICE	300.00	300.00
PLAYGROUND MULCH (ANNUAL)	2,600.00	2,600.00
POSTAGE	12,000.00	10,000.00
POSTAGE/FOLDING MACHINE LEASE	7,550.00	7,550.00
PRESSURE CLEANING	10,000.00	10,000.00
REMEDIAL MAINTENANCE	0.00	7,500.00
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	7,300.00	7,300.00
SPECIAL PROJECTS	100,000.00	100,000.00
TELEPHONE/INTERNET	4,300.00	4,300.00
TELEPHONE/RADIOS	3,150.00	3,150.00
TOSHIBA LEASE	15,000.00	15,000.00
TREE TRIMMING	12,500.00	12,500.00
UNIFORMS	1,000.00	1,000.00
WATER (FOUNTAINS)	3,200.00	3,200.00
Total Expense	913,034.00	913,034.00

Ways to pay

The assessment will remain at \$36.00 per quarter (144.00 per year).

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



**LOMBARDI'S
PIZZA**

Italian Restaurant & Tavern

"UNDER NEW OWNERSHIP"




PIZZA SPECIALS

MONDAY & TUESDAY 7.99
16in Pizza

WEDNESDAY & THURSDAY 9.99
18in Pizza

HAPPY HOUR
4PM - 7PM

11130 W Oakland Park Blvd Sunrise, FL 33351 **CATERING FOR ALL OCCASION**

954-741-5071

LOMBARDI'S NIGHTLY SPECIALS 4PM-CLOSE Dine in only Not to be combined with other offers	TUESDAY 10.99 Lasagna or baked ziti or stuffed shells with soup or salad, garlic rolls & fountain soda	WEDNESDAY 10.99 Pasta, spaghetti or penne with meatballs or meat sauce or sausage with soup or salad, garlic rolls and fountain soda	THURSDAY 23.99 2 chicken parm dinners with soup or salad, garlic rolls & fountain sodas	FRIDAY 26.99 Large cheese pizza with 1 regular topping, 1 dozen chicken wings & 6 garlic rolls	SATURDAY 31.99 Pick 2 dinners: chicken parm, eggplant parm or chicken francaise, 2 house salads or soups, garlic rolls & 2 glasses of wine or beer
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