



February  
2020

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

Dear Welleby residents,

In December, a long-time Welleby owner came into our office and told us he recently organized a food drive inside his sub-association.

We thought this would be a great thing that all Welleby residents could do year round.

People and families are truly struggling more than we can possibly imagine right here in our immediate local area.

The good news is that everyone can make a difference; and together as a 4500+ home community we can make a bigger difference.

At this time, the items collected from Welleby residents will go directly to the St. Vincent de Paul Society at All Saints Catholic Church, which is located within Welleby.

Please fill a shopping bag or box with non-perishable items such as canned meats and fish, cereal, oatmeal, peanut butter, jelly, spaghetti sauce, pasta, canned vegetables and fruits, rice, dry beans, etc.

Donations may be dropped off at the Welleby office anytime Monday thru Friday from 9am-5pm and will be donated to the Church weekly.

If any resident has other ideas of where and how Welleby residents can help others, we welcome the suggestions. Please give us a call.

Thank you,

The Board of Directors and staff of Welleby Management



## Ways to pay

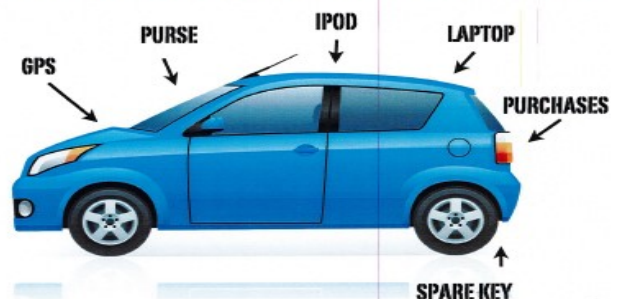
The 2020 assessment will remain at \$144.00 per year (or payments may be broken down into 36.00 per quarter).

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



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**



# WHAT DOES IT MEAN TO LIVE IN A HOMEOWNERS ASSOCIATION?

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, you agree to abide 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 walking or driving around the community 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.

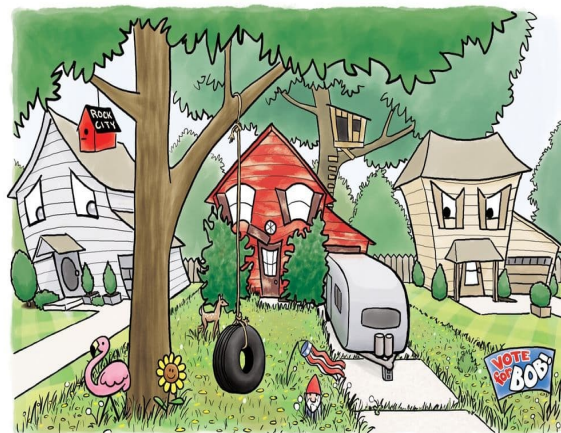
In short, they're making sure policies and rules are being followed—from pet behavior, parking and unkempt lawns to improper exterior modifications and more. They field complaints from fellow homeowners and, if necessary, remind you (or your neighbor) when a rule has been overlooked. Please remember 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 for fines to be imposed and a hearing before the compliance committee. THIS IS NOT THE INTENT OF THE ASSOCIATION. All we ask is that owners and residents keep their homes looking their best and follow the posted guidelines.

**Compliance committee hearings are held on the 3rd Wednesday of each month at 6pm at 3489 Hiatus Road. If you have been fined and wish to be placed on the agenda please contact the office.**

Please see page 7 for recent updates to the guidelines and visit our website at [Welleby.net](http://Welleby.net) to review the entire 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. Thank you to all residents who keep their homes in pristine condition.**



## 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).

**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 or your sub-association.

For more information email [paint@sunrisefl.gov](mailto:paint@sunrisefl.gov)



## *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](mailto:GGendusa@ymail.com)**









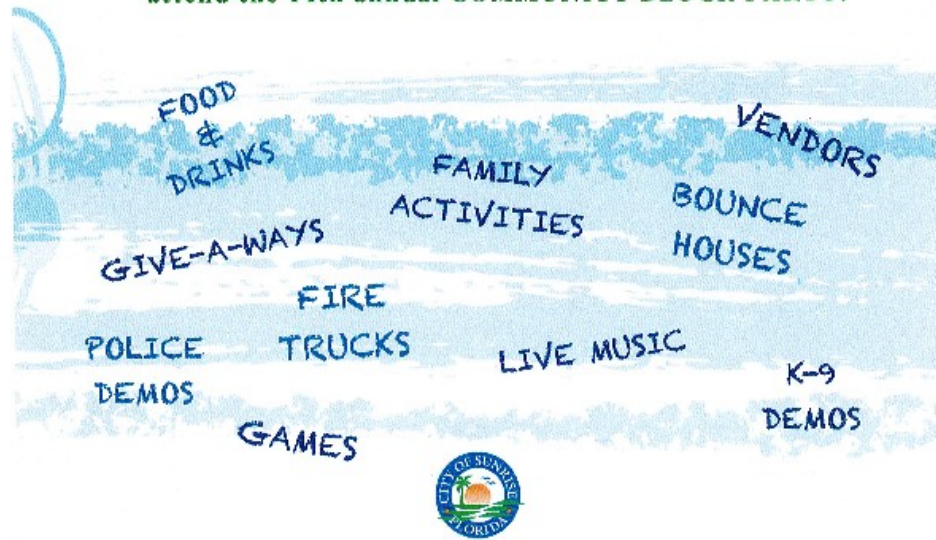
**DATE:**  
March 14th, 2020

**TIME:**  
11:00am - 2:00pm

**PLACE:**  
Sam's Club Parking Lot

13350 W. Sunrise Blvd. Sunrise, FL 33325

**DETAILS:**  
City of Sunrise Police Department, invites you to attend the 14th annual COMMUNITY BLOCK PARTY!



## City of Sunrise events...

Saturday, March 28, 2020  
10:00 a.m. to 2:00 p.m.  
Sawgrass Sanctuary, 237 North New River Circle. Free admission!



Enjoy live entertainment, great food and family-friendly activities – all in a beautiful outdoor setting. In keeping with the event's conservation theme, the first 1,000 attendees will receive a free water bottle. Refill your bottle throughout the day at the Festival's complementary water stations. No coolers, glass bottles, pets or bicycles will be allowed in the park during the Festival. (A bike parking area will be available.)

There will be a Tree-Planting Ceremony in commemoration of Arbor Day. Afterward, there will be live musical performances from the Crossthread Band (10:30am) and Peace of Woodstock (noon). Other festival highlights include a kids corner with hands-on activities, arts & crafts, rides, educational displays and a great selection of food and retail vendors.

The City's annual Earth Day Festival is made possible through the support of the City of Sunrise Utilities Department, Republic Services and Baptist Health. For more information, please call (954) 747-4600.

Saturday, February 15, 2020 , 10:00 a.m. to 2:00 p.m.  
Sunrise Athletic Complex, 11501 NW 44th Street

A fun-filled day of classic cars, music from the '50s-'70s, and a variety of food trucks!  
Admission is FREE for the general public!

Car owners: Registration is \$15 in advance, or \$20 at the show. All car clubs and vehicles are welcome. Contact Russ Gagliano at (954) 701-5760 or polyproud@aol.com to sign up. Car entries are open to all years, makes, and models and will be scored by a panel of official judges. Trophies will be awarded to the top 40 cars based on factors including hood, paint, engine compartment, exterior, and interior. Judging criteria will include:

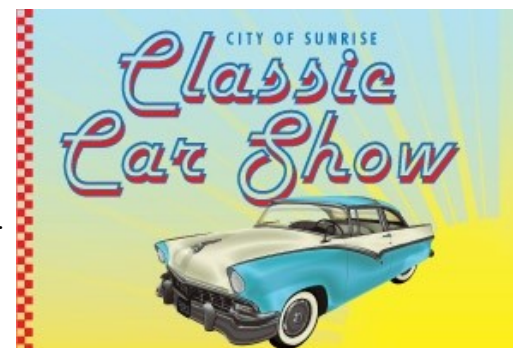
**HOOD** -Open

**PAINT/EXTERIOR** –Quality, Cleanliness & Luster

**ENGINE COMPARTMENT**- Cleanliness, Neatness, Workmanship, Wiring, Chrome, Underside of Hood, No visible leaks.

**EXTERIOR**-Cleanliness, Body Panel Fit, Glass, Wheels, Tires, Convertible Tops/Targas/T-tops/Roof, Door Handles, Bumpers, Outside Mirrors, Tailpipes and Wheel Wells.

**INTERIOR**-Cleanliness, Fit & Finish, Weather-stripping/Rubber, Dash, Console, Steering Column, Luggage Area, Upholstery, Visors, Door Panels, Door Jams, Carpet, Glass, Seat Belts.







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).

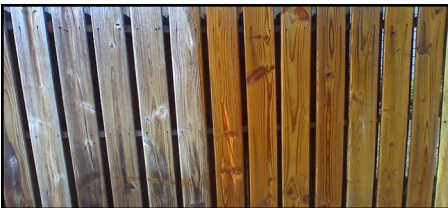


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We hope that all residents received the postcard we mailed regarding exterior maintenance responsibilities. To avoid a notice or additional notices if you have already received one, please ensure that all maintenance issues you may have are addressed:

- Roofs , flashing and house walls should be clean and free of mildew/algae (and walls properly painted)
- Fences and gates should have no loose or damaged boards/pickets and be free of mildew
- Asphalt driveways should be sealed annually to eliminate cracks and keep it water tight and oil stains should be removed immediately; this will keep your driveway maintained and in good condition for a longer period of time. Concrete driveways should be cleaned on a routine basis.
- Sidewalks and walkways must be free of lifts, cracks or any type of trip hazard and free of dirt, mildew or algae. Expansion cracks can be easily filled with paver sand that may be obtained at your local home store. Replacement of any sidewalk requires a city of Sunrise permit.
- Lawns should be maintained on a routine basis, treated for weeds/pests and properly watered (water restrictions are still in effect, please visit our website or SFWMD.gov).
- Dead/missing sod and plant material should be replaced, landscape borders should be clean and installed properly.
- Landscape areas and tree rings should be weed free (rocks or mulch help to keep weeds out of these areas)
- Landscape material should be neatly trimmed; dead palm fronds and seeds should be removed. Trees on lot should be properly trimmed by a licensed tree trimmer (city of Sunrise permit is required for tree trimming or removal)

HOLIDAY DECORATIONS SHOULD HAVE BEEN REMOVED BY JANUARY 31. Thank you!

## 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.**

FREE SIDEWALK  
CLEANING WITH  
ANY DRIVEWAY  
SERVICE



# RULES & REGULATIONS UPDATES

Recently updates to the Rules, Regulations and Architectural Modification Guidelines of Welleby Management Association Inc. (changes are underlined):

**25- Seasonal and Holiday decorations:** Seasonal/holiday decorations may be installed 2 weeks prior to the holiday and must be removed 1 week after (with the exception of Hanukkah and Christmas, where decorations may be installed the weekend after thanksgiving and should be removed by January 15 ~~31~~).

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

a) 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.

b) 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.

c) 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.

d) 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.

e) This section does not apply to signage for sub-associations that may be required by law or used for common area purposes, provided such signage is approved by WMA prior to installation.

f) No items, including but not limited to vehicles, may be displayed for sale, lease or rent on any lot or any other area within Welleby.

Please visit [welleby.net](http://welleby.net) or contact the office to review the entire guideline– other helpful information may also be found on our website.

**The 2019 Welleby Management Association audit is in progress.**

**Please contact us if you would like a copy; we will mail, fax or email it to you at no charge once complete.**



Please observe the speed limit.

We hope you noticed that we have posted these signs in some areas in Welleby.

There are children and pets playing in our neighborhood and excessive speeding has caused property damage in many areas.



**A FAMILY HELPING FAMILIES IN WELLEBY FOR 36 YEARS**

**ANN MARIE, MARK AND ZACK BYERS**

**954-74-BYERS**

**ASK ABOUT OUR 4.5% COMMISSION!**



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**For Sale!!!**



**Pending Sale**

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