



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

The Board of Directors and staff at Welleby Management hope that our residents are doing well during the circumstances we are all dealing with at the present time.

The office is closed for walk-ins at this time, but your staff is still working and are here if you need us. We can be reached by phone at 954-749-6228 or via email- info@welleby.net

Payments and architectural modification requests may be dropped thru the mail slot in the office door.

Due to Covid, Board meetings and compliance hearings have been suspended.

Please feel free to contact us with any questions or concerns.

Regards and best wishes,
The Board of Directors and staff
Welleby Management Association Inc.



TRASH, RECYCLE, BULK AND CITY UPDATES

We have received many complaints regarding trash and/or bulk not being picked up on time or at all.

Please note that Welleby does not pick up your garbage, recycle or bulk. The City of Sunrise is responsible for trash and contracts with Republic Services. If your trash, recycle or bulk is not picked up in a timely manner, please contact them directly at (954) 327-9504.

To receive updates, please register with the City of Sunrise:

<https://www.sunrisefl.gov/our-city/advanced-components/sign-up-for-information>

You will receive updates on items such as bulk trash being behind, covid related issues and city relief programs.

Remember trash, recycle and bulk are picked up every Tuesday and trash is also picked up on Friday.

Please do not place bulk out until Monday night and store garbage/recycle bins out of view on non-trash days.

2021 Assessment

The 2021 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).

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

LET'S KEEP WELLEBY LOOKING GREAT

Even during these hard times, we still need to keep up the appearance of the community.

Even if you have not received a notice from Welleby, please go outside and inspect your home. Owners that are responsible for their properties (excluding condo owners) should make sure:

- 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).

PLEASE REMOVE HOLIDAY DECORATIONS BY JANUARY 15. THANK YOU!!!



Notice of Welleby Management Association Annual Membership Meeting

On Monday, February 1, 2021, at 3489 Hiatus Road, Sunrise, FL 33351, at 2:00 pm, the Annual Meeting of the Membership shall be held for the purpose of electing Directors, and such other business as may be lawfully conducted. This date and time is pursuant to the Association's governing documents and cannot be changed.

Thirty percent of the owners (1354) must be present, in person or by proxy to constitute a quorum to hold the annual meeting. Should a quorum of the Membership be in attendance, the Association shall conduct any necessary business and nominations for Directors will be taken from the floor. If a quorum of the Membership is not obtained, the Annual Meeting cannot be held and the current Board of Directors will remain seated until the next Annual Meeting.

The proxy and a voting certificate may be obtained from our website- www.welleby.net or from our office (we will fax, email or mail it to you upon request). If you are unable to attend, the proxy is for the purpose of appointing another person to attend the meeting for you in order to establish a quorum. The proxy must be signed by either all owners or by the person designated as the voting representative. This means if you are not the sole owner of the home/unit and plan to submit a proxy or attend the Annual Meeting, the voting certificate must be completed and signed by all owners, appointing one specific owner as the designated voter.



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**

