



What is the Welleby Management assessment? \$36.00 per quarter due the first day of January, April, July and October.

When is the assessment late and is there a late fee? 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? Checks or money orders should be made payable to Welleby Management Association (cash is not accepted) and may be mailed or dropped off to the office at 3489 Hiatus Road, Sunrise, FL 33351. There is a mail slot in the front door to drop off payments after hours. Other options include auto debit (your quarterly payments will be debited directly from your bank account), pay the entire year in full (\$144.00) or pay thru our website by credit card or e-check (additional fees apply).

What does the Welleby Management assessment cover? Welleby is a “master” homeowners association consisting of over 4500 single family homes, townhomes, condominiums 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? Commercial and recreational vehicles are not permitted to be parked overnight in Welleby. Please see the Rules, Regulations and Architectural Modification (AM) Guidelines for more detailed information.

Does Welleby Management require prior approval for purchases or leases? A one page application/disclosure is required to be submitted by the buyer prior to closing. If the house/unit is in a sub-association, that association may require additional approval or screening.

How do I know who my sub-association contact is? Sub-associations are either managed by the volunteer Board of Directors or by a Management company hired by the Board; contact information may be found on our website.

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 under the documents/forms tab on our website 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 days is regular trash picked up? Regular trash is picked up on Tuesday & Friday effective 1/1/17.

What days is bulk trash picked up? Every Tuesday effective 1/1/17.

When is the next Board of Directors meeting? Board meetings are held on the 4th Wednesday of each month at 7pm at 3489 Hiatus Road, Sunrise, FL 33351. Please check with the office during the holidays as sometime the dates do change. Homeowners are welcome and encouraged to attend.