



**How much is the Welleby Management assessment?** The 2023 assessment is \$144 per year. Payments may be made quarterly (\$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?**

If you have the pre-printed payment coupon, checks or money orders may be made payable to Welleby Management Association and sent to the association's lockbox:

Welleby Management Association  
PO Box 668825  
Miami, FL 33166

Checks or money orders may also be mailed or dropped off to the office at:

4570 N Hiatus Road, Sunrise FL 33351

Auto debit- your quarterly payments will come directly from your bank account (form may be found under the forms section at Welleby.net)

Pay by Credit card (Visa, Master Card or Discover) or e-check at welleby.net (additional fees apply)

**What is the assessment used for?** 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?** 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?** Approval is not required and there is no transfer fee. However, if the house/unit is in a sub-association that association may require approval or screening.

**How do I know who my sub-association contact is?** Some sub-associations are managed by the volunteer Board of Directors and others are managed by a Property Management company. Click on the sub-associations tab at Welleby.net (information is updated as provided by the sub-association).

**How do I go about painting 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.

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

**When is the next Board of Directors meeting?** Board meetings are normally held on the 4<sup>th</sup> Wednesday of every month, 6pm at 4570 N Hiatus Road, Sunrise, FL 33351. Please check the events calendar on our website for any updates or changes. Homeowners are welcome and encouraged to attend.