

Welleby

Welleby Management Association Inc.
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WWW.WELLEBY.NET



**NOVEMBER
2022**

LET'S KEEP WELLEBY LOOKING GREAT

Does the appearance of your property add to or reduce the values of other properties around you?

Please 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 (only 6' shadowbox permitted/not painted or stained, unless otherwise required by the sub-association).
- Asphalt driveways should be sealed 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. Replacement/repair of any sidewalk requires a City of Sunrise permit or you may be eligible for the city repair program if your sidewalk is on a public street (954-572-2344).
- 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 edged and 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).

THANK YOU!!!

The 2023 budget will be approved at the Board of Directors meeting to be held on December 7 @ 6pm. The meeting will be held at the Welleby Management office: 4570 N Hiatus Road. Please see the reverse side for the proposed budget and ways to make your payment

The assessment will remain at \$144/year (or may be broken down into quarterly payments of \$36).



REMINDER- THE OFFICE HAS MOVED TO THE ADDRESS ABOVE. PLEASE BE SURE TO CHANGE THE MAILING ADDRESS IF YOU HAVE CHECKS MAILED FROM YOUR OWN BANK

If you live in a sub-association, your sub-association assessment cannot be paid thru the Welleby website. Please contact your association directly to find out how to make your payments.

REVISED DRIVEWAY REGULATION

APPROVED 11/9/22 (section f only):

4f) Driveways may be widened no more than the 2' from the outside garage wall, provided there is a minimum of 2' of sodded area between the driveway and the property line; the driveway may be widened on inside by front door/patio area, not to exceed edge of patio/maximum of 4'. Driveway material must all be the same style and color (pavers, rocks, etc. may not be used to widen driveway). Paver driveways: new pavers must exactly match existing pavers. Asphalt and concrete driveways: entire driveway must be resurfaced after widening so there are no lines/patched areas.

PRIOR REGULATION:

4f) Driveways may be widened no more than the exterior walls of the garage; except driveway may be widened on side by front door/patio area, not to exceed edge of patio/maximum of 4'. Driveway material must all be the same style and color.

Your sub-association, if any, may have more restrictive regulations. All exterior modifications require prior approval of the Association.

Revenues	
ASSESSMENT INCOME	649,584
ESTOPPEL LETTER INCOME	55,000
PRIOR YEAR SURPLUS	278,286
BANK INTEREST INCOME	2,000
Total Revenue	984,870

Expenses	
A/C MAINTENANCE/REPAIR	750
ALARM MONITORING	320
AUDIT (YEAR END)	4,400
AUTO EXPENSE	12,000
BAD DEBT- ESTIMATED	50,000
BOOKKEEPING/FINANCIALS	33,600
COMPUTER REPAIRS/SUPPLIES	7,000
CONTINGENCY/SPECIAL PROJECTS	65,000
ELECTRICAL REPAIRS/SUPPLIES	1,000
ELECTRICITY	18,000
FENCE REPAIRS	1,500
FISH STOCKING	500
FOUNTAIN MAINTENANCE CONTRACT	5,400
FOUNTAIN REPAIRS/SUPPLIES	7,500
GAS	9,500
INSURANCE- ASSOCIATION	160,000
INSURANCE- EMPLOYEE	38,000
INSURANCE- WORKERS COMP	5,700
IRRIGATION REPAIRS/SUPPLIES	500
LAKE/CANAL MAINTENANCE CONTRACT	20,660
LANDSCAPE REPLACEMENT/EXTRAS	10,000
LAWN MAINTENANCE CONTRACT	45,000
LEGAL FEES- ASSOCIATION	2,000
LEGAL FEES- COLLECTION	500
LEGAL FEES- VIOLATION ENFORCEMENT	15,000
LICENSES, MEMBERSHIPS, PERMITS ETC	2,000
MAINTENANCE SUPPLIES/EQUIPMENT	4,000
MULCH	8,000
OFFICE EQUIPMENT REPAIRS/SUPPLIES	2,000
OFFICE LEASE	51,600
OFFICE SUPPLIES/PRINTING	15,000
PARKING PATROL	24,600
PEST CONTROL- FOUNTAINS	320
PEST CONTROL- OFFICE	320
PLAYGROUND MULCH	3,200
POSTAGE	12,000
POSTAGE/FOLDING MACHINE LEASE	7,550
PRESSURE CLEANING	10,000
REMEDIAL MAINTENANCE	5,000
SALARIES/TAXES	280,000
SHREDDING	1,250
SIGN MAINTENANCE/REPAIRS	1,000
SOFTWARE SUBSCRIPTION	7,500
TELEPHONE/INTERNET- OFFICE	4,300
TELEPHONE/CELL PHONES	1,200
TOSHIBA LEASE	12,800
TREE TRIMMING	10,500
UNIFORMS	1,500
WATER (FOUNTAINS)	5,400
Total Expense	984,870

**WELLEBY MANAGEMENT ASSOCIATION INC.
2023 PROPOSED OPERATING BUDGET**

The 2023 assessment will remain at \$36.00 per quarter (144.00 per year).

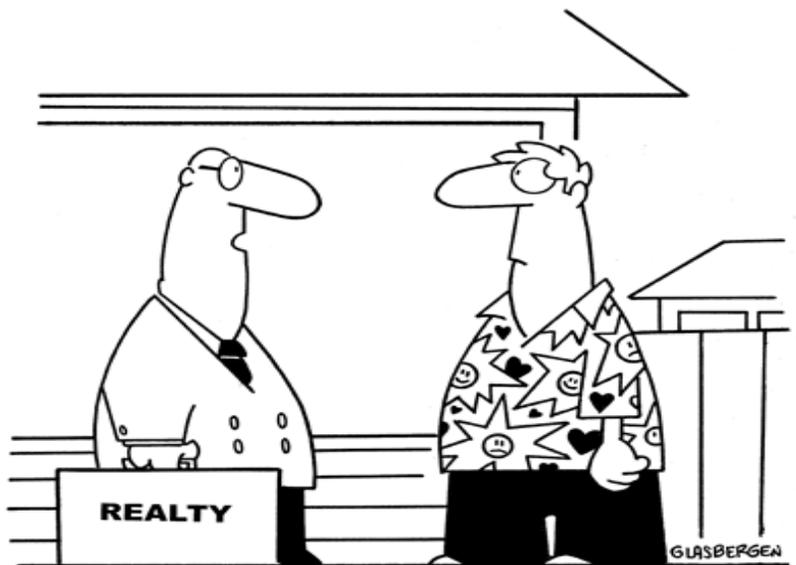
Payments may be made several ways:

- ◆ Checks or money orders payable to Welleby Management may be mailed or brought to the office:

4570 N Hiatus Road, Sunrise FL 33351
(there is a secure lockbox by the door for after hours payments).

Cash is not accepted.

- ◆ Checks or money orders may also be mailed to the lockbox (if you have the pre-printed coupon from the bottom of your statement).
- ◆ Payments may be made online using Visa, Mastercard, Discover or e-check @ Welleby.net or may be done over the phone by calling the office (additional fees apply).
- ◆ Quarterly auto debit form may be found on our website or obtained from the office (no charge for this service).



"I think the seller will accept your offer, but the Homeowners Association will never approve that shirt."