



HAPPY HOLIDAYS

**WELLEBY MANAGEMENT ASSOCIATION ANNUAL
MEETING AND ELECTION FOR THE BOARD OF
DIRECTORS IS SCHEDULED FOR
MONDAY, FEBRUARY 7, 2011.**

***All homeowners are welcome and
encouraged to attend.***

POSITIONS ARE CURRENTLY OPEN FOR DIRECTORS.

If you are interested in serving on the Board of Directors for Welleby, please provide a letter of interest or a resume. The Board of Directors will review your information and set a time to meet with you.

The Board of Directors have many important responsibilities, some of which are to manage the Association's funds- your money, and to keep up property values. The Board takes these responsibilities seriously. Board members must attend monthly Board meetings and be available periodically to assist the Property Manager and office staff with policy and procedural decisions. Board members are volunteers and are not compensated for their services.

Welleby Office Information

MONDAY—FRIDAY9 am—5pm

MAILING ADDRESS: PO Box 450370, Sunrise, FL 33345

OFFICE ADDRESS: 3489 Hiatus Road, Sunrise, FL 33351

PHONE: (954) 749-6228 FAX (954)748-2440



Visit us on the web at

www.welleby.net

to request your login and password
or email us at

info@welleby.net

Arthur Wilk

Broker-Salesman

Office: (954) 746-4530

24 Hours: (800) ART-WILK

se habla
español



Recent Activity In Your Area

Closed



3190 NW 95 Ter
\$225,000
3 BR / 2.5 BA



10005 Winding
Lake Rd #105
\$60,000
2 BR / 2 BA



10013 Winding
Lake Rd #101
\$48,000
2 BR / 2 BA

Pending



11109 NW 37 ST
SouthPointe
3 BR / 2 BA

Active



9734 NW 43 ST
\$234,900
3 BR / 2 BA

Happy Holidays

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IMPORTANT INFORMATION

CHANGE OF PAYMENT ADDRESS

NEW PAYMENT ADDRESS:

**Welleby Management Association Inc.
c/o First Southern Bank
PO Box 668825
Miami, FL 33166**



***** PLEASE DISCONTINUE SENDING PAYMENTS TO IRONSTONE BANK LOCKBOX *****

2011 COUPON BOOKS ARE IN THE PROCESS OF BEING MAILED AND WILL REFLECT THE NEW PAYMENT ADDRESS (AS SHOWN ABOVE). IF YOU DO NOT RECEIVE YOUR COUPON BOOK BY JANUARY 1, PLEASE CONTACT THE OFFICE. YOU MAY ALSO CUT OUT AND USE THE COUPON BELOW. PAYMENTS MAY ALSO BE MADE AT THE ASSOCIATION'S OFFICE OR ON THE WEBSITE: WWW.WELLEBY.NET.

2011 ASSESSMENTS ARE DUE ON JANUARY 1, APRIL 1, JULY 1 AND OCTOBER 1. TO AVOID COLLECTION NOTICES AND ADDITIONAL FEES, PLEASE ENSURE YOUR PAYMENT IS RECEIVED BY THE 15th OF THE MONTH IN WHICH IT IS DUE.

IF YOU ARE ALSO A MEMBER OF A SUB-ASSOCIATION, THE SUB-ASSOCIATION IS A SEPARATE ENTITY AND A SEPARATE PAYMENT IS PAYABLE TO YOUR ASSOCIATION (Exceptions are Sunrise Island, Villas de Venezia & apartment homes— your quarterly Welleby Management Association payment is included in your sub-association payment)

ACCOUNT NUMBER _____	<input type="checkbox"/> PUT X HERE IF CHANGE OF MAILING ADDRESS	"ON TIME PAYMENT" \$39.00	DUE ON OR BEFORE JANUARY 15, 2011
PAYABLE TO: WELLEBY MANAGEMENT ASSOCIATION, INC.			
ADD \$20 LATE FEE IF PAID AFTER JANUARY 15, 2011 <i>ALWAYS INCLUDE YOUR ACCOUNT # ON YOUR CHECK</i>			
Name & Address _____	Check # _____	Paid Date _____	
		Amt. Paid \$ _____	

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afuhrman@allstatemanagement.com

2011 MEETINGS



Meetings for 2011 will be held at 3489 N. Hiatus Road, Sunrise, FL 33351

Board of Director's meetings dates are not yet set and will be posted to the website. The Annual Meeting of the Membership to be held on Monday, February 7, 2011 at 2pm (date and time of annual meeting are pursuant to the Declaration).

Board meetings are open to all unit owners in Welleby. If you wish to be placed on the Agenda please forward your request along with the topic. You will be given Three (3) minutes to state your issue or concerns.

CURRENT BOARD OF DIRECTORS

President.....	Paul Callsen	Director.....	Catherine Brown
Vice President.....	James Neipris	Director.....	Donna Connally
Treasurer.....	Cindy Hannes	Director.....	Bruno Condron
Secretary.....	Irina Tokar	Director.....	Juan Gisbert
Director.....	Vacancy in Quadrant D	Director.....	Melodee Lokos
Director.....	Vacancy in Quadrant B	Director.....	Helene Milman

WELLEBY MANAGEMENT ASSOCIATION OF HOA'S

- Grenadier Lakes: Self Managed 954-825-8299
- Hills of Welleby: Consolidated Community Mgmt. 954-718-9903
- Isles of Welleby: Self Managed 954-552-4570
- Lago Welleby (aka Sugar Bay): A&W Property Mgmt. 954-916-2458
- Lake Royale: Rental community 954-742-4329 (fax)
- Landings, The (aka Welleby Townhomes): J&L Property Management 954-753-7966
- Nob Hill @ Welleby Condo: J&L Property Mgmt. 954-753-7966
- Nob Hill @ Welleby Master: Association Services of Florida 954-922-3514
- Origins (aka Welleby Condo. Association): Phoenix Management 954-640-7070
- Palm Isles HOA: Miami Management 954-846-7545
- Rhapsody HOA: West Broward Community Mgmt. 954-581-8686
- Southpointe: State Realty 954-983-5815
- Sunrise Island Condominiums 1&3: Self Managed
- Sunrise Island Condominium 2: Self Managed 954-394-5967
- Townhome Village @ Welleby Park: Rental community 954-749-9799
- Villa Welleby: Pennmanner Management Co. 954-302-3899
- Villas de Venezia: ACGG Inc. 305-665-1250
- Water Terrace: Rental community 954-748-1222
- Waters Edge: Rental community 954-749-0405
- Welleby Isles: Self Managed 954-803-949B
- Welleby Lake Club: Rental community 954-572-5555
- Welleby Lakes HOA: Self Managed 954-444-6338
- Welleby Shores HOA: Miami Management 954-846-7545
- Welleby Springs: New Community Strategies 954-689-4804
- Westbridge HOA: Self Managed 954-356-3217
- Winding Lake 1 (bldgs. 1-27): Association Services of Florida 954-922-3514
- Winding Lake 2 (bldgs 28-48): J&L Property Mgmt. 954-753-7966

Architectural Guidelines

All exterior modifications require the prior approval of Welleby, including but not limited to:

- Fence installation (only 6' natural shadowbox style fences may be installed; gates may be no wider than 4' - double gates prohibited)
- Pool/spa installation
- Screen or patio/deck installation
- Home additions
- Roof replacement or repair
- House painting (even if painting same color)
- Hurricane shutter installation (aluminum awnings are not permitted)
- Door (front or garage) or window replacement
- Driveway modifications including painting/staining
- Lighting installation
- Landscape changes or additions including replacement of trees
- Satellite dish installation (requires review for placement, must be installed away from street view)
- Shed installation (shed walls may be no higher than 6'; sheds must be hidden from street view)
- Basketball hoops, trampolines & other play equipment
- Decorative items including statues, decorative banners, exterior ornaments, borders, landscape rocks, etc.



To ensure that your project is in compliance with Welleby architectural guidelines, it is imperative that you take the appropriate steps when making a modification and wait for your written approval before you begin any work.

If you are a member of a sub-association, a separate request form must first be submitted and approved by your sub-association. This approval should then be submitted to Welleby Management Association as an attachment to your Welleby Management request form (located on next page).

To avoid delays or disapproval, please read the form carefully and submit the required paperwork, samples, etc. The Association has thirty (30) days from the date of receipt of a complete application to approve or disapprove.

**NO SIGNS OF ANY KIND,
INCLUDING "FOR SALE OR RENT"
ARE ALLOWED TO BE PLACED
UPON ANY PROPERTY
(including inside windows)**

PLEASE RETURN THIS COMPLETED FORM TO
Welleby Management Association, Inc.
P.O. BOX 450370
Sunrise, FL 33345-0370
(954) 749-6228

DATE RECEIVED

THIS FORM TO BE USED WHEN REQUESTING CHANGE OUTSIDE OF YOUR UNIT
REQUEST FOR REVIEW FOR ARCHITECTURAL MODIFICATION

TO: WELLEBY MANAGEMENT ASSOCIATION, INC. BOARD OF DIRECTORS

FROM (OWNER'S NAME): _____

STREET ADDRESS: _____

MAILING ADDRESS (IF DIFFERENT) _____

UNIT _____ LOT NUMBER _____ SUB-ASSOCIATION APPROVAL ATTACHED _____

DAY TELEPHONE: _____ EVENING TELEPHONE: _____

Approval is hereby requested to make the following modification(s), alteration(s), or addition(s) as described and depicted below, or on additional attached pages as necessary. (Please include such details as the dimensions, materials, color, design, location and other pertinent data in the space provided.)

"TO PROTECT YOU AND WELLEBY WE REQUIRE COLOR CODES AND MANUFACTURER INFORMATION FOR YOUR ARCHITECTURAL MODIFICATION REQUEST TO BE CONSIDERED."

NOTE: "SEE ATTACHED" IS NOT A SUFFICIENT DESCRIPTION. FAILURE TO COMPLETE THIS SECTION MAY RESULT IN YOUR FORM BEING RETURNED.

NOTE: A SURVEY MUST BE ATTACHED FOR ALL FENCE, POOL, SCREEN ENCLOSURE, BASKETBALL POLE, SHED, HOUSE ADDITIONS AND ANY OTHER EXTERIOR MODIFICATION TO THE PROPERTY. IF ROOFING OR PAINTING, A SAMPLE OF THE ROOF MATERIAL AND COLOR SAMPLES MUST BE PROVIDED SHUTTER (COLOR) SAMPLES ARE REQUIRED WITH EACH SUBMISSION.

IF SAMPLES ARE NOT PROVIDED THE REQUEST WILL BE DEEMED INCOMPLETE AND RETURNED.

Date of Request _____ Signature of Unit Owner _____
(DO NOT WRITE BELOW THIS LINE - FOR BOARD OF DIRECTORS USE ONLY)

BY ARCHITECTURAL COMMITTEE MEMBERS: _____

DATE	_____
APPROVED	<input type="checkbox"/>
DISAPPROVED	<input type="checkbox"/>

IF THIS IS A REQUEST TO COMPLY WITH A VIOLATION, YOU HAVE THIRTY (30) DAYS TO COMPLETE YOUR REQUEST IF THIS IS "NOT" A VIOLATION, THIS APPROVAL IS GOOD FOR 180 DAYS. A NEW APPLICATION FORM MUST BE RESUBMITTED IF INSTALLATION OF YOUR REQUEST IS "NOT COMPLETED" WITHIN 30 DAYS

ARCHITECTURAL COMMITTEE COMMENTS: _____

Rev. 08/09/07

**WELLEBY NEWSLETTER AD
RATES**

Business card size.....\$45
1/2 page\$200
1/4 Page.....\$100
Full Page.....\$300

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Wishing you a joyous holiday and prosperous New Year!

Thank you for referring us to your friends and family. Buying or selling, short sales or fore-closures, we are here to assist you in your real estate needs.

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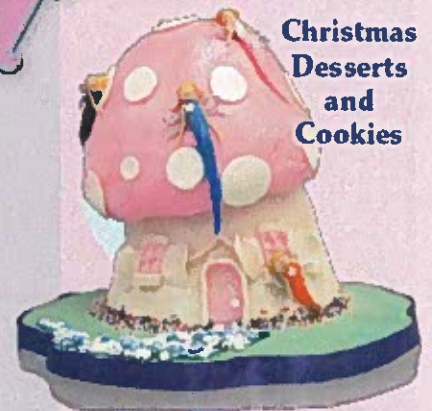
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