



www.welleby.net

Visit us on the web to request your personal log-in and password or email us at info@welleby.net. The website contains Association documents, rules and regulations, your account balance, contact information, architectural modification forms and other information helpful to owners at Welleby.

WATER RESTRICTIONS AND HEALTHY LAWNS



Although water restrictions are still in effect for Broward County, you can still maintain a healthy and attractive lawn. Plant material and trees should be neatly trimmed; landscape and tree beds should be weed free. Just as you cut the lawn on a regular basis, routine weeding, fertilizing and watering are important too. The following are the water restriction currently in effect for Broward county:

Existing landscaping: no watering is allowed between 10am—4pm. Watering is allowed from midnight to 10am and/or from 4pm to 11:59pm as follows:

Odd numbered addresses may water on Wednesdays & Saturdays only.

Even numbered addresses (and homeowners associations/condominiums) may water on Thursdays and Sundays only.

New landscaping, sod or other plantings: New landscaping may be watered without regard to restrictions on the first day it is installed. Landscaping 2-30 days old can be watered any day but Friday during the hours allowed for existing landscape irrigation. Landscaping 31-90 days can be watered Mondays, Wednesdays, Thursdays and Saturdays during hours allowed for existing landscape irrigation.

For more information, please visit the South Florida Water Management website:

www.SFWMD.gov/waterwatch

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A MESSAGE FROM THE BOARD PRESIDENT...

Dear Neighbors,

Recently the Board has spent considerable time and energy on the process of refocusing and reinvigorating the Association's activities. Those members of the Board who have the time available now meet more frequently as an Executive Committee so that issues are resolved and decisions made without delay.

The result of this new effort has been significant, both with respect to the internal workings of the Association as well as outward appearance. Several projects have been recently completed: landscaping upgrades such as supplemental vine plantings to grow up the Oakland Park Boulevard wall and mulching of all the common areas; additional landscape upgrades across the community are being planned. Also, the fountain walls and all Welleby signs have been painted and the sidewalks along Oakland Park have been cleaned.

By the way, there are currently 2 vacant seats on the Board for owners who live in the area south of Josh Lee between Hiatus and Nob Hill (Quadrant D). If you are interested in serving on the Board, I urge you to contact the Property Manager. Board membership is a volunteer service and is not demanding; most members spend only about 2 hours at the monthly meeting. However, the service you will provide is invaluable to your neighbors and to yourself. Board members are not compensated for their service.

If you would like to participate in another way, the Board is considering establishing a Grievance and Compliance Committee that will hear facts and render decisions relating to Welleby code violations or fines disputed by Association members. Board members and their relatives may not, by law, serve on such a committee. All that is required of a committee member is the ability to listen, judge fairly and reach a consensus with fellow committee members. The Board believes that the Grievance and Compliance Committee will help us all solve problems before the Association's attorneys are engaged at considerable cost to the owner.

Paul Callsen, President

Welleby Management Association Inc.

WELLEBY MANAGEMENT ASSOCIATION INC. BOARD OF DIRECTORS

President.....Paul Callsen
Vice President.....James Neipris
Treasurer.....Cindy Hannes
Secretary.....Helene Milman
Director.....Vacancy in Quadrant D
Director.....Vacancy in Quadrant D

Director.....Bruno Condron
Director.....Juan Gisbert
Director.....Donna Connally
Director.....Melodee Lokos
Director.....Arthur Wilk
Director.....Kevin Sawyer

2011 MEETINGS

All meetings are held at 3489 N. Hiatus Road, Sunrise, FL 33351

Board of Director's meetings are held the 4th Wednesday of each month at 7pm. Board meetings are open to all owners. 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 concern. Executive Committee meetings will be held as needed, dates will be posted on the website. The 2011 budget meeting will be held on May 25, 2011 at 7pm (proposed budget on pages 4-5 of this newsletter).

The assessment will remain at \$39.00 per quarter.



**WELLEBY MANAGEMENT ASSOCIATION INC.
OPERATING BUDGET**

	2010	2011
INCOME ACCOUNTS		
Maintenance Income	\$703,862.00	\$703,872.00
Newsletter Income	\$1,000.00	\$1,000.00
Estoppel Fees	\$10,000.00	\$25,000.00
Interest Income	\$600.00	\$1,500.00
Legal Interest	\$700.00	\$0.00
Miscellaneous Income	\$300.00	\$0.00
Prior year surplus	\$0.00	\$51,200.00
Collection Fees	\$6,000.00	\$0.00
Misc. Assn. Costs	\$500.00	\$0.00
NSF Reimbursement	\$100.00	\$0.00
Assn. Repair Income	\$500.00	\$0.00
Legal Reimbursement	\$25,000.00	\$0.00
Legal Recording fees reimbursement	\$0.00	\$0.00
Reimbursable bank Charges	\$2,000.00	\$0.00
TOTAL INCOME	\$750,562.00	\$782,572.00

UTILITIES		
Electric	\$21,000.00	\$21,000.00
Water/Sewer	\$2,200.00	\$2,400.00
Telephone/Internet	\$6,000.00	\$7,000.00
Trash/Dumpster	\$12,252.00	\$12,000.00
TOTAL UTILITIES	\$41,452.00	\$42,400.00

CONTRACT SERVICES		
Lawn Maintenance	\$50,000.00	\$32,000.00
Irrigation Maintenance	\$0.00	\$3,600.00
Lake/Canal Maintenance	\$16,068.00	\$15,600.00
Fountain Maintenance	\$6,000.00	\$5,400.00
Parking patrol	\$19,000.00	\$19,000.00
Accounting/financials	\$0.00	\$36,000.00
Xerox lease/maintenance	\$11,000.00	\$11,000.00
Postage & Folding lease/maint.	\$4,000.00	\$5,200.00
Office Lease/CAM + water	\$27,588.00	\$38,000.00
Post Office Box	\$220.00	\$120.00
Pest Control Office	\$201.00	\$200.00
A/C Maintenance/repair	\$0.00	\$1,000.00
Alarm System Monitoring	\$360.00	\$320.00
Computer Tech support	\$0.00	\$1,850.00
Computer Software support- TOPS	\$1,500.00	\$1,380.00
Cellular Service	\$1,500.00	\$800.00
Fertilization/Pest Control (WF)	\$378.00	\$0.00
Cam/Water (Office Lease)	\$7,170.00	\$0.00
Sales Tax on Lease	\$2,086.00	\$0.00
TOTAL CONTRACT SERVICES	\$147,071.00	\$171,470.00

Continued on page 5...

THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR RESERVE ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS. OWNERS MAY ELECT TO PROVIDE FOR RESERVE ACCOUNTS PURSUANT TO SECTION 720.303(6), FLORIDA STATUTES, UPON OBTAINING THE APPROVAL OF A MAJORITY OF THE TOTAL VOTING INTERESTS OF THE ASSOCIATION BY VOTE OF THE MEMBERS AT A MEETING OR BY WRITTEN CONSENT.

The 2010 year end audit is complete and available to owners at no charge. If you would like a copy, please contact the office. The audit can be sent to you by mail, fax or email.

MAINTENANCE/REPAIRS

Computer repairs/supplies	\$5,500.00	\$5,000.00
Electrical repairs/supplies	\$1,000.00	\$2,500.00
Fountain repairs/supplies	\$2,000.00	\$2,500.00
Irrigation repairs/supplies	\$1,000.00	\$4,000.00
Office repairs- interior	\$1,200.00	\$1,000.00
Office equipment repairs/replacement	\$1,000.00	\$2,000.00
Maintenance supplies/equipment	\$1,500.00	\$3,500.00
Gasoline	\$2,500.00	\$2,800.00
Truck maintenance	\$1,500.00	\$2,500.00
Landscape replacement/extras	\$20,000.00	\$20,000.00
Mulch	\$600.00	\$12,000.00
Tree trimming	\$17,000.00	\$7,000.00
Pressure cleaning	\$0.00	\$5,000.00
Sign maintenance/repairs	\$1,500.00	\$2,000.00
Special Projects (park/landscape/paint)	\$50,000.00	\$75,000.00
Fountain supplies	\$300.00	\$0.00
Truck Signs	\$400.00	\$0.00
Irrigation Maintenance MO (WF)	\$500.00	\$0.00
Maintenance equipment	\$600.00	\$0.00
Maintenance equipment Repairs	\$600.00	\$0.00
TOTAL PROPERTY/BUILDING MAINT	\$108,700.00	\$146,800.00

ADMINISTRATIVE

Audit (year-end)	\$5,000.00	\$4,600.00
Bad Debt (per 2010 audit)	\$1,100.00	\$100,000.00
CAI Membership	\$130.00	\$130.00
License, Taxes, Permits	\$400.00	\$400.00
Office supplies/equipment	\$5,000.00	\$4,000.00
Postage	\$15,880.00	\$8,000.00
Coupons	\$0.00	\$8,000.00
Employees salaries/taxes (based on 5 employees)	\$0.00	\$200,000.00
Non Employee wages	\$7,000.00	\$0.00
Salary Wages Expense	\$176,602.00	\$0.00
Overtime Wages	\$2,750.00	\$0.00
Employee Bonus	\$6,393.00	\$0.00
Payroll Taxes	\$17,600.00	\$0.00
Employee Medical	\$18,364.00	\$0.00
Insurance Dental	\$1,835.00	\$0.00
Insurance - employee	\$0.00	\$14,400.00
Insurance - association	\$40,462.00	\$45,000.00
Insurance - auto	\$3,145.00	\$3,400.00
Insurance - workers Comp	\$3,816.00	\$3,900.00
Legal fees- general	\$6,000.00	\$5,000.00
Legal fees- collection	\$30,000.00	\$10,000.00
Legal fees- violation enforcement	\$9,000.00	\$10,000.00
Miscellaneous/contingency	\$4,500.00	\$2,972.00
Uniforms	\$1,200.00	\$1,000.00
Website administration/support	\$1,100.00	\$1,100.00
Taxes	\$150.00	\$0.00
Office Equipment/Furniture	\$1,000.00	\$0.00
Printing	\$2,000.00	\$0.00
Newsletter	\$5,000.00	\$0.00
Education Reimbursement	\$50.00	\$0.00
Mileage Reimbursement	\$300.00	\$0.00
Current Year Uncollected	\$50,000.00	\$0.00
Lease Escrow/Real Estate Taxes	\$900.00	\$0.00
Bank Service Charges	\$10,000.00	\$0.00
Operating Contingency	\$26,662.00	\$0.00
TOTAL ADMINISTRATIVE & OFFICE	\$453,339.00	\$421,902.00
TOTAL EXPENSES	\$750,562.00	\$782,572.00

Architectural Guidelines

For your own protection, it is highly recommended that you obtain Welleby approval, and the approval of your sub-association (if any) prior to giving a deposit to any contractor for an exterior change.

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
- 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)
- Retractable awning installation
- 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 live in 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 modification request (located on next page).

To avoid delays or disapproval, please read the form carefully and submit the required paperwork, samples, etc. (color pictures of the home are helpful to the committee). The Association has thirty (30) days from the date of receipt of a complete application to approve or disapprove. Approvals are good for 180 days. A new request must be submitted/approved if modification is not completed within 180 days (6 months).



COMMERCIAL AND RECREATIONAL (boats, jet skis, trailers, etc) TYPE VEHICLES ARE NOT ALLOWED TO BE PARKED IN WELLEBY (if you are unsure if your vehicle is considered "commercial", please contact the office).

PLEASE DO NOT REPAIR VEHICLES AT YOUR RESIDENCE OR LEAVE INOPERABLE OR JUNKED VEHICLES ON YOUR LOT.

VEHICLES IN VIOLATION MAY BE TOWED AT THE OWNERS EXPENSE.



ARCHITECTURAL MODIFICATION REQUEST

(this form to be used when requesting changes to the exterior of the home/unit)

OWNER NAME(S): _____ ACCT #: _____

PROPERTY ADDRESS : _____ SUB-ASSOCIATION: _____

MAILING ADDRESS (IF DIFFERENT): _____

TELEPHONE(S): _____ EMAIL: _____

PLEASE USE A SEPARATE APPLICATION FOR EACH MODIFICATION IF MULTIPLE CHANGES ARE BEING MADE

As the owner referenced above, approval is hereby requested to make the following modification, alteration or addition as described below (please include details such as color, material, dimensions, location and other relevant data):

[Empty box for providing details of the requested modification]

I have attached the following documentation:

- () Lot survey (REQUIRED FOR ALL EXTERIOR CHANGES)
- () Color picture of front of house (REQUIRED FOR PAINTING/ROOFING/LANDSCAPING/DRIVEWAYS)
- () Sample (REQUIRED FOR ROOFING/SHUTTERS/PAINTING– manufacturer sample with name/number of color)
- () Sub-association approval (REQUIRED IF YOU LIVE IN A SUB-ASSOCIATION)

THIS APPLICATION WILL BE DEEMED INCOMPLETE AND WILL NOT BE REVIEWED IF ALL REQUIRED DOCUMENTATION IS NOT INCLUDED (Note: sub-association forms are available at www.welleby.net or directly from your sub-association).

I understand that if this application is in response to a violation, I have 30 days from the date of approval to complete the work; or if this is not a violation response, this approval will be valid for 180 days. I agree that I will comply with all city and county regulations and that I am responsible to obtain any applicable permits.

Signature of owner: _____ Date: _____

-DO NOT WRITE BELOW THIS LINE, FOR ASSOCIATION USE ONLY-

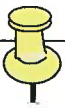
Reviewed by: _____, FOR THE BOARD Date: _____

Approved ()

Disapproved ()

Incomplete ()

[Horizontal lines for additional notes or signatures]



Tips to Avoid Foreclosure:

- Contact your lender and respond to mail from your lender
- Contact a HUD approved counseling agency
- Review your finances and create a Budget- Consider new ways to increase income and reduce expenses

Already facing foreclosure? There are options available:

- * Forbearance/re-payment plan * selling the home * renting the home * loan modification *
- * short sale * short refinance * deed-in-lieu of foreclosure * bankruptcy *

Contact your lender to find out what options may be available to you. Additional information and resources may be found on the following websites:

- Housing and Urban Development: www.hud.gov
- US Dept. of Treasury and Dept. of Housing and Urban Development: www.makinghomeaffordable.gov
- Broward County Clerk of Court: www.clerk-17th-flcourts.org
- US Bankruptcy Court Southern District: www.flsb.uscourts.gov
- Homeownership Preservation Foundation: www.995HOPE.org / (888) 995-HOPE (phone)
- Broward County Housing Authority: www.bchaf1.org
- The Florida Bar Association: www.floridabar.org

NEW RECYCLE CONTAINERS COMING SOON...

PLEASE MAKE SURE THAT THESE NEW CONTAINERS, AS WELL AS YOUR TRASH CANS AND OTHER GARBAGE, ARE STORED OUT OF STREET AND NEIGHBOR VIEW ON NON-TRASH DAYS.



The Sunrise City Commission has approved a new program to enhance residential recycling. Under this program, 65-gallon recycling carts with lids will be issued to homes receiving curbside solid waste and recycling collection– these will replace the red and blue recycling bins currently being used.

Additionally, the City has authorized the hauler, All Service Refuse, to partner with www.recyclebank.com, to provide residents with incentives to reward them for recycling.

These carts have almost double the capacity of two recycling bins; all recyclables can be thrown into them together without sorting or separating. This new program will help improve recycling outcomes, by recycling more and throwing away less.

For additional information please contact the City of Sunrise at 954-577-1135

WELLEBY MANAGEMENT ASSOCIATION INC.

OFFICE HOURS: Monday thru Friday 9am—5pm

OFFICE ADDRESS: 3489 Hiatus Road, Sunrise, FL33351

MAILING ADDRESS: PO Box 450370, Sunrise, FL 33345

954-749-6228 phone
954-748-2440 fax

WWW.WELLEBY.NET

EMAIL: info@welleby.net

Sub Association contacts

HOMEOWNERS ASSOCIATIONS/CONDOMINIUMS

- 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 (Sugar Bay): A&W Property Mgmt. 954-916-2458
- Landings, The (Welleby Townhomes): J&L Property Mgmt 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 (Welleby Condo. Association): Phoenix Mgmt 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 Condominium 1: Self Managed
- Sunrise Island Condominium 2: Self Managed 954-394-5967
- Sunrise Island Condominium 3: Self Managed
- Villa Welleby: Pennmanner Management Co. 954-302-3899
- Villas de Venezia: ACGG Inc. 305-665-1250
- Welleby Isles: Self Managed 954-803-9498
- 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: Association Services of Florida 954-922-3514
- Winding Lake 2: J&L Property Mgmt. 954-753-7966

RENTAL COMMUNITIES

- Lake Royale: 954-742-4329 (fax)
- Townhome Village @ Welleby Park: 954-749-9799
- Water Terrace: 954-748-1222
- Waters Edge: 954-749-0405
- Welleby Lake Club: 954-572-5555

WELLEBY MANAGEMENT ASSOCIATION, INC.

RESOLUTION OF THE BOARD OF DIRECTORS- RETRACTABLE AWNINGS

This Resolution is entered into this 27th day of April, 2011.

WHEREAS, the Board of Directors desires to promulgate a rule governing the installation/placement of retractable awnings;

WHEREAS, Article Seventeen of the Amended Declaration of Protective Covenants Covering the Development, Use and Enjoyment of Welleby, An Exclusive Residential Community ("Declaration") vests the Association with the right to promulgate reasonable rules and regulations governing the use and enjoyment of all of Welleby as it deems necessary or desirable;


THEREFORE, having taken the foregoing into consideration, the Board of Directors does hereby resolve:


Retractable fabric awnings may be installed on a residential home/unit, with prior approval of the sub-association (if applicable) and from Welleby Management Association, subject to the following stipulations:


- Only retractable, fabric type awnings are allowed.
- Awning may be installed over a patio area proximate to rear or side of the home/unit only.
- No awning of any type may be installed on or over the front of any dwelling.
- No awning of any type may be installed over a window only.
- Awnings must be professionally installed.
- Awning should be retracted when not in use. Awnings **MUST** be retracted immediately during inclement weather and at least 48 hours prior to an impending tropical storm or hurricane.
- Awnings must be of an approved neutral, solid color (taupe, beige, grey, etc.) to match existing paint scheme.
- Awning frame/mount must be of a neutral color to match existing paint scheme.
- Awnings must be maintained in good condition (i.e. no tears, mildew, etc.).
- No item (lights, decorations, etc) may be hung from any awning.
- City of Sunrise permit required for installation (if applicable).


This resolution in no way prohibits a sub-association from disapproving a request for a retractable awning, as some sub-associations may have more stringent rules and regulations. Approval from the applicable sub-association is required prior to submitting an architectural modification form to Welleby Management Association.


Upon vote of the Board of Directors, the above resolution was approved and shall be reflected in the minutes of the April 27, 2011 Board of Director's meeting.




















GENERAL ★ MOW

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- Weed Control
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- Mangrove Trimming



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Recent Activity In Your Area

Closed



3190 NW 95 Terr
\$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

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- Dermatitis Resulting in Hair Loss & Hot Spots
- Tapeworms
- Ear Mites
- Heartworm
- Sarcoptic Mange
- Hookworms
- Roundworms

Note: Hookworms & Roundworms can infect your family leading to GI problems & more serious complications.

We recommend your pet be checked twice yearly for intestinal parasites and an annual heartworm test.

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10008 W. Oakland Park Blvd.
(SW Corner of Oakland Park and Nob Hill)

wellebyvet.com
wellebyvet@yahoo.com

WELLEBY NEWSLETTER

AD RATES

Business card size.....\$45

1/4 page\$100

1/2 Page.....\$200

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The vendor ads in this newsletter are PAID ADVERTISING. Welleby Management Association does not endorse or recommend any of the individual paid advertisers or their products which may appear in this publication.