



THE 2012 ASSESSMENT HAS BEEN LOWERED TO \$36/QUARTER...

During these tough economic times, The Board of Directors of Welleby Management Association has been able to maintain the budget, and will be passing the savings to the homeowners. The 2012 quarterly assessment, due January 1, April 1, July 1 and October 1 has been lowered from \$39 per quarter to \$36 per quarter. First Southern, the bank used for the Welleby lockbox, will be sending 2012 coupon books to each resident in December. Please remember to always put your account number on your check or money order.

**CHECKS OR MONEY ORDERS SHOULD BE MADE PAYABLE TO WELLEBY
MANAGEMENT ASSOCIATION (CASH IS NOT ACCEPTED).**

PAYMENTS MAY BE MADE SEVERAL WAYS...

- * CHECKS OR MONEY ORDERS SENT WITH A WELLEBY COUPON GENERATED FROM FIRST SOUTHERN BANK SHOULD BE MAILED TO THE ADDRESS ON THE COUPON: WELLEBY MANAGEMENT ASSOCIATION, C/O FIRST SOUTHERN BANK, PO BOX 668825, MIAMI, FL 33166.**
- * IF YOU USE YOUR OWN BANKS BILL PAY OR ARE SENDING A CHECK OR MONEY ORDER WITHOUT THE WELLEBY COUPON, THE PAYMENT SHOULD BE MAILED TO OR BROUGHT TO THE OFFICE: 3489 HIATUS ROAD, SUNRISE, FL 33351.**
- * AUTO DEBIT IS AVAILABLE; PLEASE CONTACT THE OFFICE FOR DETAILS.**
- * PAYMENTS MAY BE MADE THROUGH THE WEBSITE (WWW.WELLEBY.NET) WITH A CREDIT CARD (ADDITIONAL FEES APPLY).**

To avoid late charges, please make sure your payment is received by the 15th of the month in which it is due.

**FOR YOUR CONVENIENCE, THE ENTIRE YEAR MAY BE PAID IN ADVANCE. THE
TOTAL ANNUAL ASSESSMENT (\$36 X 4 QUARTERLY PAYMENTS) IS \$144.00.**

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Dear Neighbors,

That's right! You read the front page of this newsletter correctly. The Welleby Board has lowered the assessment by \$12 per year per owner. Now, that might not seem like much, but that's close to 8%. How have we been able to do this? The newly formed Executive Committee is watching spending and advising the Board on the specifics of any significant expenditure. This process demands more time and effort from the Executive Committee members, but it has paid off. In addition, Welleby, after doing so for about 20 years, no longer maintains medians on publicly owned streets, a fact that moved those considerable costs to the public at large. Finally, our new property manager is actively collecting past due assessments and has generally tightened administrative procedures. We believe that this assessment reduction will be viable for several years before the maintenance assessment will need to be adjusted to meet rising costs.

The Board encourages you to visit the newly remodeled Welleby Palms Park at the intersection of NW 94 Avenue and NW 42 Street. The Park's focus is the entertainment of small children but the remainder of us may enjoy it as a good, safe place to relax a bit in the shade.

Sincerely,

Paul Callsen

President, Welleby Management Association Inc.

WELLEBY MANAGEMENT ASSOCIATION INC. BOARD OF DIRECTORS

President.....Paul Callsen
Vice President.....James Neipris
Secretary.....Helene Milman
Director..... Vacancy in Quadrant B
Director.....Vacancy in Quadrant D
Director.....Vacancy in Quadrant D

Director.....Bruno Condron
Director.....Juan Gisbert
Director.....Melodee Lokos
Director..... Arthur Wilk
Director.....Kevin Sawyer
Director.....Dianne Wright

There are currently 2 vacant seats in quadrant "D" and 1 in quadrant "B". Quadrant "D" consists of homes west of Nob Hill Road and south of Oakland Park Blvd. Quadrant "B" consists of homes east of Nob Hill Road and south of Oakland Park Blvd. If you are an owner in quadrant "D" or "B" and are interested in serving your community, please contact the property manager for more information.

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 2012 budget meeting will be held on October 26, 2011 at 7pm (proposed budget on pages 4-5 of this newsletter).



**WELLEBY MANAGEMENT ASSOCIATION INC.
2012 PROPOSED OPERATING BUDGET**

	<u>2011</u>	<u>2012</u>
Assessment Income	703,872.00	649,728.00
Newsletter Income	1,000.00	1,000.00
Estoppel Income	25,000.00	30,000.00
Interest Income	1,500.00	2,000.00
Miscellaneous/Other Income	0.00	0.00
Prior Year Surplus	51,200.00	94,772.00
TOTAL INCOME	782,572.00	777,500.00
Electricity	21,000.00	21,000.00
Water/Sewer	2,400.00	2,400.00
Telephone/Internet	7,000.00	7,000.00
Trash/Dumpster	12,000.00	12,000.00
TOTAL UTILITIES	42,400.00	42,400.00
Lawn Maintenance	32,000.00	32,000.00
Irrigation Maintenance	3,600.00	4,500.00
Lake/Canal Maintenance	15,600.00	15,600.00
Fountain Maintenance	5,400.00	5,400.00
Parking Patrol	19,000.00	24,000.00
Bookkeeping (Financials, A/R, A/P)	36,000.00	36,000.00
Xerox Lease	11,000.00	11,000.00
Postage & Folding Lease	5,200.00	5,200.00
Office Lease (CAM + water)	38,000.00	38,000.00
Post Office Box Lease	120.00	120.00
Pest Control (office)	200.00	200.00
A/C Maintenance/Repair	1,000.00	1,000.00
Alarm Monitoring	320.00	320.00
Computer Technical Support	1,850.00	1,850.00
Computer Software Support (TOPS)	1,380.00	1,380.00
Cellular Service	800.00	0.00
TOTAL CONTRACT SERVICES	171,470.00	176,570.00

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.

	<u>2011</u>	<u>2012</u>
Computer Repairs/Supplies	5,000.00	5,000.00
Electrical Repairs/Supplies	2,500.00	2,500.00
Fountain Repairs/Supplies	2,500.00	3,500.00
Irrigation Repairs/Supplies	4,000.00	3,500.00
Office (interior) Repairs/Supplies	1,000.00	1,000.00
Office Equipment Repairs/Supplies	2,000.00	1,000.00
Maintenance Supplies/Equipment	3,500.00	3,500.00
Gasoline	2,800.00	3,000.00
Truck Maintenance/Repair	2,500.00	2,500.00
Landscape Replacement/Extras	20,000.00	75,000.00
Mulch	12,000.00	12,000.00
Tree Trimming	7,000.00	10,500.00
Pressure Cleaning	5,000.00	5,000.00
Sign Maintenance/Repairs	2,000.00	2,000.00
Special Projects	75,000.00	0.00
TOTAL MAINTENANCE & REPAIRS	146,800.00	130,000.00
Audit (year-end)	4,600.00	4,600.00
Bad Debt (per audit)	100,000.00	100,000.00
CAI Membership	130.00	130.00
Licenses, Taxes & Permits	400.00	1,000.00
Office Supplies/Equipment	4,000.00	5,000.00
Postage	8,000.00	8,000.00
Coupons	8,000.00	8,000.00
Salaries/Taxes (5 employees)	200,000.00	200,000.00
Insurance- Employee	14,400.00	14,400.00
Insurance- Association	45,000.00	50,000.00
Insurance- Auto	3,400.00	3,400.00
Insurance- Workers Compensation	3,900.00	3,900.00
Legal fees- Association	5,000.00	5,000.00
Legal fees- Collection	10,000.00	10,000.00
Legal fees- Violation Enforcement	10,000.00	10,000.00
Contingency	2,972.00	3,000.00
Uniforms	1,000.00	1,000.00
Website Administration/Support	1,100.00	1,100.00
Taxes	0.00	0.00
TOTAL ADMINISTRATIVE & OFFICE	421,902.00	428,530.00
TOTAL EXPENSES	782,572.00	777,500.00

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 describing the 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 ()

CURB APPEAL COUNTS... HAVE YOU INSPECTED YOUR HOME LATELY?

Welleby Management sends notices to owners each month regarding unsightly or dangerous conditions on their lots. In order to avoid receiving a notice and to keep up the appearance of your community, we ask that you please inspect...

- Your sidewalk and walkway**– should be free of mildew, cracks and lifts (including the side if you live on a corner lot).
- Your driveway**– should be free of stains, dirt and mildew; pavers should be treated for weeds.
- Your fence**– damaged boards should be repaired or replaced; ensure there are no nails or projections sticking out. Fences should be mildew and graffiti free.
- Your lawn, landscaping and trees**– cutting grass on a routine basis, weeding, edging and mulching go a long way toward improving a yard's look. Trees should be trimmed properly by a licensed tree trimmer (city of Sunrise permit required). City of Sunrise code requires that each lot have at least 2 trees and a minimum of 15 shrubs.
- Your paint**– does your home need to be pressure cleaned, painted or touched up on some areas? Changing the color(s) requires prior approval of the Association.
- Vehicles**– junked vehicles, commercial vehicles, boats, trailers, jet-skis and other types of recreational vehicles are not allowed to be stored in your driveway or in the rear or side yard.
- Garbage and recycle containers**- *PLEASE store out of street and neighbor view. Lots should be kept free of debris and bulk items should be stored out of sight until bulk pick up. This is an easy way to keep up the appearance of the neighborhood at no cost!*

www.welleby.net

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

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: Welleby Holdings 877-840-0817
- 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: Consolidated Community Mgmt. 954-718-9903
- 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 Palms Park

Welleby Palms Park is located on the corner of NW 94 Avenue and NW 42 Street. The Association has recently installed new playground equipment. This park is for the use and enjoyment of all Welleby residents. More upgrades are in progress, including new benches and additional landscaping.



Avoiding Conflict with the Neighbors

We all *can* just get along. The key? Communication. It's often the best way to prevent and resolve conflict before it reaches the legal system. You don't have to be friends or spend time together to achieve a peaceful coexistence, but you should try to be a good neighbor and follow these tips:

Say hello. At the mailbox, while walking the dog or when you see a moving van arrive, introduce yourself. Learn your neighbors' names and regularly offer a friendly greeting.

Provide a heads up. If you're planning a construction project, altering your landscaping or hosting a big party, contact your neighbors beforehand.

Do unto others. Treat neighbors as you would like to be treated. Be considerate about noise from vehicles, stereos, pets, etc.

Know your differences. Make an effort to understand each other. Differences in age, ethnic background and years in the neighborhood can lead to different expectations or misunderstandings.

Consider the view. Keep areas of your property that others can see presentable.

Appreciate them. If the neighbors do something you like, let them know. They'll be pleased you noticed, and it'll be easier to talk later if they do something you don't like.

Stay positive. Most people don't try to create problems. If a neighbor does something that irritates you, don't assume it was deliberate.

Talk honestly. Tolerance is important, but don't let a real irritation go because it seems unimportant or hard to discuss. Let your neighbors know if something they do annoys.

Be respectful. Talk directly to your neighbors if there's a problem. Gossiping with others can damage relationships and create trouble.

Remain calm. If a neighbor mentions a problem they have with you, thank them for the input. You don't have to agree or justify any behavior. Wait for any anger to subside before responding.

Listen carefully. When discussing a problem, try to understand your neighbor's position and why he or she feels that way.

Take your time. Take a break to think about what you and your neighbor have discussed. Arrange to finish the conversation at another time.

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REMINDER... SEASONAL DECORATIONS

Halloween and Thanksgiving decorations should be removed within 10 days after the holiday.

Christmas and Hanukkah decorations should be removed by January 31.



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