



Welleby Management Association, Inc.

Look What's New!

Soon our members will see a new wooden traffic control barrier constructed along the swale at Welleby Palms Park. The park is located at the intersection of NW 42 St and NW 94 Ave. City of Sunrise Commissioner Donald Rosen, a long time Welleby resident himself, strongly advocated the construction of this new safety feature and spent considerable time working with the City administration and Commission to bring it about. The Welleby Board thanks Commissioner Rosen for his strong support of this project.

Upon completion of the recent upgrades of Welleby park by the association, including new play equipment, benches and a complete re-landscape, the Welleby Board recognized that a final touch would be needed. All agreed an attractive structure that would deter children from running into the street and prevent vehicular damage to the swale would be the answer to that "final touch" question. Since the swale is located in City owned right-of-way, Commissioner Rosen supported this important City financed project. The structure will be approximately 450 feet long and will be composed of wood assembled with sturdy steel bolts.

When the entire project is complete, the Welleby Board will conduct a ribbon cutting ceremony recognizing the efforts of all.

WELLEBY MANAGEMENT ASSOCIATION

OFFICE ADDRESS: 3489 Hiatus Road, Sunrise, FL 33351
PHONE: 954-749-6228
FAX: 954-748-2440
EMAIL: info@welleby.net



Visit our website
www.welleby.net

PRESIDENT'S CORNER

After many, many years of talking about it, my wife and I finally took an extended vacation to Spain this past June. The long tedious journey involved going through New York before we made the considerable flight to Madrid. Then we went through the ritual of going through customs and immigration before we found public transportation to the old city center which is the focus of tourist activity. Then we walked a bit, luggage and all, to our hotel. Arriving at the vintage building where the little hotel is located on the third floor, we noticed a man standing near the building's entrance. He approached us and held the door open and then, using gestures, showed my wife how to operate the elevator, and, accompanied her up to the hotel where he unlocked the door to the lobby. I assumed that he was somehow affiliated with the hotel but before I could turn to tip him he had gone off. He had been very helpful but I assumed that that's the way the hotel staff operated.

The next morning, in the restaurant that partners with the hotel, there was the man again but this time he was with a woman and a teenage boy. They were seated far enough away that I couldn't hear them speak and again I concluded that hotel staff had dining privileges at the restaurant.

About two hours later we were all the way across the old city waiting in line to visit the Royal Palace. And there they were again!! But this time I heard the man and woman speak and they were conversing in American accented English. So I approached them and started up a conversation that went something like this:

ME: Oh, you're from the U.S.? Where do you live?

HE: Florida.

ME: Really, so do we. We live in the Southeastern part of the state.

HE: So do we, near Ft. Lauderdale. We live in Sunrise.

ME: That's extraordinary. So do we! Where do you live in Sunrise?

HE: Right near All Saints Church.

ME: So, you live in Welleby. So do we!!

As you might imagine, all five of us were literally stunned. Then he said, "When I saw you at the hotel I just assumed that you were a German tourist. So, it's a good thing that we talked. If I'd seen you at the supermarket I would have thought, 'Now, what's that German tourist doing around here!'"

I ask you to think about this strange event. What are the odds that two families who don't know each other but who reside only a short distance apart, would plan a trip to the same distant place, at the same time and stay at the same hotel and then meet! I think that the greatest lesson is this: you may travel half way around the world and you will still find someone from Welleby offering a helping hand.

Subsequently, Emilio expressed interest in an open seat on the Board and has been appointed to the Board of Directors. Thank you Emilio and family. You were exceptionally kind.

Paul Callsen, President

****VOLUNTEERS NEEDED****

THE ASSOCIATION IS SEEKING COMMITTEE VOLUNTEERS. IF YOU ARE AN OWNER AND INTERESTED IN SERVING ON A COMMITTEE THAT WILL HELP KEEP UP THE APPEARANCE AND VALUES IN WELLEBY, PLEASE CONTACT THE OFFICE.

ALSO, THERE IS STILL AN OPEN SEAT ON THE BOARD FOR AN OWNER IN QUADRANT D. (Quad D consists of homes west of Nob Hill Road and south of Oakland Park Blvd.)

BOARD MEETINGS ARE NORMALLY HELD ON THE 4TH WEDNESDAY OF EACH MONTH AT 7PM AT 3489 HIATUS ROAD, SUNRISE, FL 33351.

THE OCTOBER 24TH MEETING HAS BEEN CANCELLED. THE 2013 BUDGET WILL BE ADOPTED ON THURSDAY, NOVEMBER 8 AT 7PM AT 3489 HIATUS ROAD, SUNRISE, FL 33351 (proposed budget on pages 4-5).

BOARD OF DIRECTORS

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Melodee Lokos- Treasurer

Bruno Condron- Director

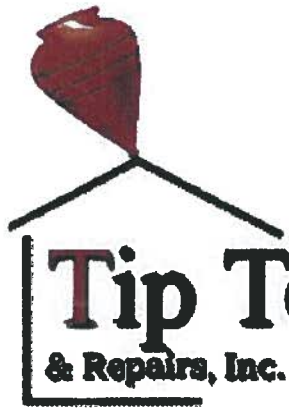
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Kevin Sawyer- Director

Andy Yousif- Director

Emilio Maicas- Director



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**WELLEBY MANAGEMENT ASSOCIATION INC.
2013 PROPOSED OPERATING BUDGET**

	<u>2012</u>	<u>2013</u>
Assessment Income	649,728	649,728
Newsletter Income	1,000	1,000
Estoppel Income	30,000	34,000
Interest Income	2,000	1,500
Miscellaneous/Other Income	0	0
Prior Year Surplus	94,772	102,042
TOTAL INCOME	777,500	788,270

Electricity	21,000	21,000
Water/Sewer	2,400	2,600
Telephone/Internet	7,000	7,000
Trash/Dumpster	12,000	12,000
TOTAL UTILITIES	42,400	42,600

Lawn Maintenance	32,000	32,000
Irrigation Maintenance	4,500	4,500
Lake/Canal Maintenance	15,600	15,600
Fountain Maintenance	5,400	5,400
Parking Patrol	24,000	24,000
Bookkeeping (Financials, A/R, A/P)	36,000	36,000
Xerox Lease	11,000	15,500
Postage & Folding Lease	5,200	5,200
Office Lease (CAM + water)	38,000	41,000
Post Office Box Lease	120	120
Pest Control (office)	200	200
A/C Maintenance/Repair	1,000	1,250
Alarm Monitoring	320	320
Computer Technical Support	1,850	1,850
TOPS/Website support	1,380	2,500
TOTAL CONTRACT SERVICES	176,570	185,440

THE 2013 ASSESSMENT WILL REMAIN AT \$36.00 PER QUARTER, DUE THE 1ST OF JANUARY, APRIL, JULY & OCTOBER. PAYMENT COUPONS WILL BE MAILED OUT IN DECEMBER.

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>2012</u>	<u>2013</u>
Computer Repairs/Supplies	5,000	5,000
Electrical Repairs/Supplies	2,500	2,500
Fountain Repairs/Supplies	3,500	4,500
Irrigation Repairs/Supplies	3,500	3,500
Office (interior) Repairs/Supplies	1,000	1,000
Office Equipment Repairs/Supplies	1,000	1,000
Maintenance Supplies/Equipment	3,500	3,500
Gasoline	3,000	4,000
Truck Maintenance/Repair	2,500	2,500
Landscape Replacement/Extras	75,000	50,000
Mulch	12,000	12,000
Tree Trimming	10,500	10,500
Pressure Cleaning	5,000	5,000
Sign Maintenance/Repairs	2,000	4,500
Remedial maintenance		4,800
TOTAL MAINTENANCE/REPAIR	130,000	114,300
Audit (year-end)	4,600	4,800
Bad Debt	100,000	100,000
CAI Membership	130	130
Licenses, Taxes & Permits	1,000	1,200
Office Supplies/Equipment	5,000	6,000
Postage	8,000	10,000
Coupons	8,000	8,000
Salaries/Taxes (5 employees)	200,000	200,000
Insurance- Employee	14,400	16,500
Insurance- Association	50,000	50,000
Insurance- Auto	3,400	3,800
Insurance- Workers Compensation	3,900	4,500
Legal fees- Association	5,000	5,000
Legal fees- Collection	10,000	15,000
Legal fees- Violation Enforcement	10,000	10,000
Contingency	3,000	10,000
Uniforms	1,000	1,000
Website Administration/Support	1,100	0
Taxes	0	0
TOTAL ADMINISTRATIVE/OFFICE	428,530	445,930
TOTAL EXPENSES	777,500	788,270

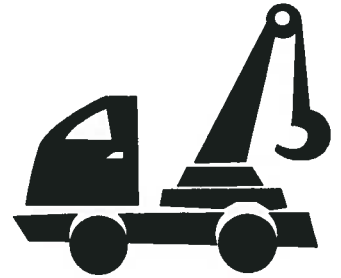
Rules and Regulations and Architectural Guidelines...

As you may know, the declaration for Welleby Management Association was originally written and recorded in the 1980s. As such, the Board of Directors has been working on updating rules and regulations, including the architectural guidelines, for Welleby. This project has taken over a year and is near completion. Once finalized, the guidelines will be recorded in Broward County public records and a copy will be mailed to all owners.

If a modification was previously done to your home or unit that is not in compliance with the guidelines, regardless if it was previously approved, you will be notified that such modification will not be approved in the future. For instance, if your garage door is painted with more than one color or in a pattern, the door must be painted a solid color the next time the house is painted; or if you have a fence or section of fence that is not 6' unpainted wood shadowbox, the fence may not be repaired "as is" if damaged and must be replaced with the approved type of fence.

You will see that these new guidelines incorporate many things homeowners have requested over the years, and modify some of the Association's prior policies.

One steadfast rule that hasn't changed pertains to vehicles—commercial and recreational type vehicles, including boats, trailers, campers, jet skis, etc. are not permitted to be parked within Welleby unless the vehicle can be completely enclosed in a garage. Vehicles are considered commercial if they have writing, tool or ladder racks, or are typically used for commercial purposes. Vehicles that are inoperable (flat tire, expired tags) or junked are also prohibited.



Any vehicle in violation may be booted and/or towed at the owners expense.



PLEASE...
Be courteous and respectful of your neighbors.

DO NOT allow your dogs on neighboring yards

DO NOT leave your dogs outside unattended

ALWAYS pick up your dogs waste

ALWAYS walk your dog on a leash (it's the law!)

Seasonal decorations may be put up 2 weeks prior to the holiday and should be removed 1 week after. The only exception to this rule is Christmas and Hanukkah, where decorations may be put up the weekend following Thanksgiving and should be removed by January 31.





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):

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 ()

HAVE YOU INSPECTED YOUR HOME AND YARD LATELY?

Welleby Management sends hundreds of notices each month regarding unsightly or dangerous conditions. In order to avoid receiving a notice and to keep up the appearance of our 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 a minimum number of trees and shrubs in a front yard.

Your paint– does your home need to be pressure cleaned, painted or touched up on some areas? Remember... changing color 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!*

Bulk trash is picked up once per month by All Service refuse (954-583-1830).

South of Oakland Park Blvd. and East of Nob Hill Road: 15th-21st

South of Oakland Park Blvd. and West of Nob Hill Road: 8th-14th

North of Oakland and West of Hiatus: 1st-7th

North of Oakland and East of Hiatus: 8th-14th





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In anticipation of the upcoming elections, the Board has adopted a resolution to allow owners to post political signage on their lots, subject to the following conditions:

- ◆ Only one (1) sign per candidate and/or one (1) sign per amendment or related issue;
- ◆ Signs may be installed only for elections/issues that are on the ballot for the precinct in which the residence lies;
- ◆ Sign dimensions may not exceed 18" X 24";
- ◆ Signs may be installed no more than thirty (30) days prior to the election and must be removed the day following the election;
- ◆ Signs may only be placed on an owners lot, not on any common area, swale area and not affixed to any structure or fence.

Sub Association contacts

HOMEOWNERS ASSOCIATIONS AND CONDOMINIUMS

Grenadier Lakes: Self Managed 954-825-8299

Hills of Welleby: Consolidated 954-718-9903

Isles of Welleby: Self Managed 954-592-9033

Lago Welleby (Sugar Bay): A&W Prop Mgmt 954-916-2458

Landings, The: J&L Prop Mgmt 954-753-7966

Nob Hill @ Welleby Condo: J&L Property Mgmt 954-753-7966

Nob Hill @ Welleby Master: Assn Svcs of FL 954-922-3514

Origins: Phoenix Mgmt 954-640-7070

Palm Isles HOA: Miami Mgmt 954-846-7545

Rhapsody HOA: West Broward Mgmt 954-581-8686

Southpointe: State Realty 954-983-5815

Sunrise Island Recreation: Self Managed 786-247-6022

Sunrise Island #1: Self Managed 786-247-6022

Sunrise Island #2: Self Managed 954-353-1141

Sunrise Island #3: Self Managed 954-747-0909

Villa Welleby: Pennmanner Mgmt 954-302-3899

Villas de Venezia: ACGG Inc 954-748-6059

Welleby Isles: Self Managed 954-803-9498

Welleby Lakes: Self Managed 954-444-6338

Welleby Shores: Miami Mgmt 954-846-7545

Welleby Springs: United Mgmt 954-752-8119

Westbridge HOA: Self Managed 954-594-3769

Winding Lake #1: Consolidated 954-718-9903

Winding Lake #2: J&L Prop 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

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